

Marked Agendas  
Approved Minutes  
Approved Reports

# PLANNING COMMISSION REPORT



Meeting Date: August 14, 2019  
General Plan Element: *Land Use*  
General Plan Goal: *Create a sense of community through land uses*

## ACTION

**NWC of Pima & Thomas  
1-GP-2019 & 1-ZN-2019**

### Request to consider the following:

1. A recommendation to City Council regarding a request by owner for a Non-Major General Plan amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Employment to Commercial on a +/- 1-acre site located 8700 E. Thomas Road.
2. A recommendation to City Council regarding a request by owner for a Zoning District Map Amendment from Industrial Park District (I-1) to Central Business District (C-2) zoning on a +/- 1-acre site located 8700 E. Thomas Road.

### Goal/Purpose of Request

To allow the site to develop with more commercial land uses than would currently be allowable in the I-1 district.

### Key Items for Consideration

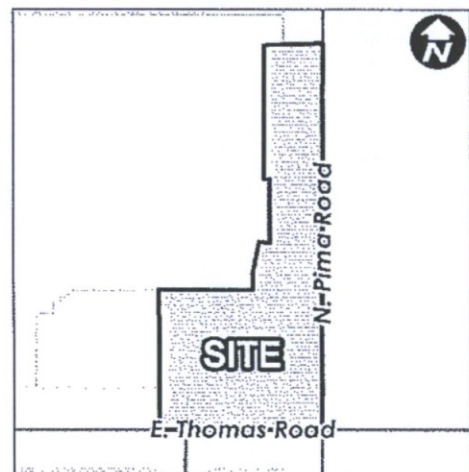
- No comments received.
- Development activity anticipated by case 57-DR-2015 (storage with commercial pad sites).
- General Plan amendment and Zoning change request for future commercial development.

## OWNER

Simon CRE  
480-745-1956

## APPLICANT CONTACT

Justin Gregonis  
Vertical Design Studios  
602-395-1000



Action Taken \_\_\_\_\_



## LOCATION

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8700 E. Thomas Road (Lot 1D)

## BACKGROUND

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### General Plan

The General Plan Land Use Element currently designates the property as Employment. This category includes a range of employment uses from light manufacturing to light industrial and office uses. Employment areas have access to adequate mobility systems and provide opportunities for business enterprises. Locations have been identified for employment areas where impacts on residential neighborhoods are limited and access is available to labor pools and transportation facilities.

### Southern Scottsdale Character Area Plan (SSCAP)

The General Plan establishes Character Area Planning as a means to ensure quality of development and consistency with character within the context of community-wide goals. The subject site is located within the Southern Scottsdale Character Area Plan, a policy document regarding future growth and development decisions within this area of the City.

### Zoning

The site is currently zoned Industrial Park (I-1). The I-1 district is intended to provide for light manufacturing, aeronautical, light industrial, office and supportive uses to sustain and enhance major employment opportunities.

The proposed zoning for the site is Central Business District (C-2). The C-2 district is intended to permit uses for recurring shopping and service needs for multiple neighborhoods. This district includes uses usually associated with office and retail shopping developments, typically located near residential neighborhoods.

### Context

The subject property is located at the northwest corner of N. Pima Road and E. Thomas Road. This site is one of two commercial building pad sites that were anticipated through the redevelopment of the former industrial plant to the current storage facility to the north of the subject property, under case 57-DR-2015. The other building pad site to the west is currently under construction as a Black Rock Coffee, which was granted a Conditional Use Permit to allow restaurant with drive-through in the I-1 district, under case 8-UP-2018.

### Adjacent Uses and Zoning

- North: Scottsdale Self Storage; zoned Industrial Park (I-1) and Scottsdale Summit residential subdivision beyond; zoned Single-family Residential (R1-5)
- South: Scottsdale Estates Eleven residential subdivision; zoned Single-family Residential (R1-7) and medical offices; zoned Service Residential (S-R).
- East: Salt River Pima Maricopa Indian Community (SRPMIC)
- West: Black Rock Coffee (under construction); zoned Industrial Park (I-1) and City of Scottsdale Pima Park beyond; zoned Industrial Park (I-1) and Open Space (OS)



**Other Related Policies, References:**

Scottsdale General Plan 2001, as amended  
Southern Scottsdale Character Area Plan  
Zoning Ordinance  
57-DR-2015 (for the larger development site)

**APPLICANTS PROPOSAL**

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**Development Information**

The applicant's proposal is not for specific development at this time, but instead to rezone the property to a district with land uses they believe are more fitting of a future commercial development proposal as anticipated with the Development Review Board approval for the larger development project site under case 57-DR-2015. The applicant has agreed to various site related stipulations, such as a basic site plan and use of the existing access points.

**NON-MAJOR GENERAL PLAN AMENDMENT IMPACT ANALYSIS**

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**Non-Major Amendment Request**

The applicant's request is recognized as a non-major General Plan amendment based upon criteria outlined in the City of Scottsdale General Plan 2001. Criteria #1 outlines that a change from Employment (Group E) to Commercial (Group E) does not constitute a Major General Plan Amendment. Furthermore, the requested area of change (+/-1 acres) is below the 10-acre threshold established by Criteria #2.

The General Plan Land Use Element describes the Commercial land use designation as areas designated for commercial centers *providing goods and services frequently needed by the surrounding residential population, and retail businesses, major single uses, and shopping centers, which serve community and regional needs. This category may also include other uses, like housing and office uses, to attain environmental and mobility goals. Neighborhood retail should be located at frequent intervals in relationship to the density of nearby residential areas to reduce travel time and distance. The size and scale of neighborhood commercial centers should be compatible with surrounding residential uses and care must be taken to avoid undesirable impacts on surrounding areas. Neighborhood commercial uses are best located on collector or arterial streets.*

The request conforms to the General Plan description of Commercial. While the applicant has yet to identify a specific building footprint and use for the subject site, the applicant is proposing to implement the Goals and Approaches of the General Plan by rezoning the subject site to the Central Business (C-2) zoning district. This district's intended purpose is to permit uses for recurring shopping and service needs for multiple neighborhoods. This district includes uses usually associated with office and retail shopping developments, typically located near residential neighborhoods. Furthermore, the subject site is surrounded by a site (north and west) designated as Employment with Industrial Park (1-1) zoning, currently developed as internalized storage which will provide for a transition to the surrounding residential neighborhoods found further north and south



of the subject site will be buffered by East Thomas Road, a designated minor arterial as defined by the city's Transportation Plan.

### **Policy Implications**

One of the Six Guiding Principles, established through the CityShape 2020 and incorporated into the City of Scottsdale General Plan 2001, is "Enhance Neighborhoods". This guiding principle acknowledges that Scottsdale's residential and commercial neighborhoods are a major defining element of this community. It also acknowledges that Scottsdale is committed to maintaining and enhancing existing and future neighborhoods, and states that development, revitalization, and redevelopment decisions must meet the needs of the neighborhoods in the context of broader community goals. Finally, the subject site is located within the Southern Scottsdale Character Area Plan (SSCAP) boundary, a plan that was adopted in October 2010. One of the overarching themes of the plan for this area is to embrace existing neighborhoods while promoting redevelopment and new housing options. The following section discusses General Plan and SSCAP goals that relate to the applicant's request.

Accordingly, both the 2001 General Plan (Land Use Element Goal 5, bullets 1, 3, and 6, and Goal 8, bullet 2; Economic Vitality Element Goal 5, bullet 6; Neighborhoods Element Goal 4, bullet 7; and, Community Mobility Element Goals 10 and 11) and the SSCAP (Character & Design Chapter Goal CD 5; Neighborhood Revitalization Chapter Goal NR 2; Community Mobility Chapter Goals CM 1 and 4; and, Preservation & Environmental Planning Chapter Policy PE 1.3) place great importance on the pedestrian experience and connections within and between development sites. The implementation of such can enhance an area's sense of place, exemplifying a neighborhood's character – which is expected by a land use change within this area of the city.

The applicant proposes a site plan that includes new pedestrian improvements of an eight (8) foot curb separated sidewalk along East Thomas Road along with landscape improvements to allow both existing residents of the larger neighborhood a comfortable pedestrian experience.

### **2017 Citywide Land Use Assumptions Report**

In 2017, the City of Scottsdale completed, and City Council adopted, a Land Use Assumptions Report that illustrates "projections of changes in land uses, densities, intensities and population over a period of at least ten years and pursuant to the General Plan of the municipality". The study examined Scottsdale in three general geographic areas—south, central and north. The South Sub-Area includes all lands within the boundaries of the City of Scottsdale south of Indian Bend Road.

According to the study, the South Sub-Area is projected to increase in areas of non-residential land uses. Thus, the proposed change from Employment to Commercial, land uses in the same sub-category of the General Plan – Category E, is in keeping with the projected increase of development-type anticipated in this area of the community.

The full Development Forecast text can be found at:

<https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Water/Rates+and+Fees/Land+Use+Assumption+Report+2017.pdf>



### **Land Use Impact Model**

In December 2018, Long Range Planning Services contracted with Applied Economics to produce a land use impact model to estimate the socioeconomic, development, and fiscal impacts associated with a change from one General Plan land use designation to another over a 20-year time period (in this instance, 2017-2036). From a fiscal standpoint, the model assesses both revenues generated from development (initial construction expenditures, yearly sales tax generation, etc.) as well as City expenditures (public safety, infrastructure maintenance, etc.), as a means to estimate how much value a project adds (or does not add) over time – or Net Present Value (NPV).

In this instance, the model provided a general assessment of the subject site comparing the existing mixture of “Employment” 20-year outlook with the proposed “Commercial” 20-year outlook on the entire 1 +/- acre site in the South Sub-Area of the City. The model shows a negative NPV of \$72,240 for the existing mixture of “Employment” over 20 years. Similarly, the proposed “Commercial” on the 1 +/- acre site shows a positive NPV of \$292,398 over the same time period. Although in both scenarios’ development would add jobs, the city will benefit greater as a result of taxable sales in the proposed designation that the site might generate under existing conditions.

The full results of the Land Use Impact Model assessment are located in the case file.

## **ZONING DISTRICT MAP AMENDMENT IMPACT ANALYSIS**

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### **Land Use**

With the redevelopment of the overall industrial plant site in 2015, the plant building was converted into a community storage facility and the previous parking lot areas adjacent to E. Thomas Road were identified for the future use as two commercial building pad sites. Although the I-1 zoning does allow for some commercial land uses, its focus is more industrial and manufacturing uses. The current proposal to rezone the remaining commercial pad site to the C-2 zoning district would allow for more commercial land use options to develop on the site. Of the two pad sides created, the west site is currently under construction as a restaurant with drive through service which required the approval of a Conditional Use Permit (case 8-UP-2018) in the existing I-1 zoning district.

### **Transportation/Trails/Public Safety**

Because the site is part of a larger redevelopment of an existing development site, the site driveways are already in place and include a cross-access easement through the development. Any future development proposal on this site would have an expectation of utilizing those existing access points. The proposed site plan and stipulations reflect the installation, associated to future site development, of a detached 8-foot wide sidewalk along the E. Thomas Road frontage to replace the existing sidewalk improvements. A trip generation comparison study was generated by the applicant for the change in allowable land uses, which was reviewed by City staff as part of this application. The study indicated that due to the existing site constraints (access points, parcel configuration, etc.) that the anticipated development impacts would be comparable to those of the current designation.



### **Water/Sewer**

Because the site is part of a larger redevelopment of an existing development site, the water and sewer infrastructure are already in place for this site. As would typically occur, Basis of Design Reports will be required to be submitted by the applicant and evaluated by staff with a future Development Review Board application for specific development on this site.

### **Community Involvement**

With the submittal of these applications, notification was mailed out by the applicant and the City to property owners located within 750-feet of the subject property. The applicant team also held an open house meeting for the neighborhood at the Simon CRE offices on January 24, 2019. Although general phone inquiries had been received resulting from that notification, no written comments have been received for this application.

## **STAFF RECOMMENDATION**

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### **Recommended Approach:**

1. Staff recommends that the Planning Commission make a recommendation to City Council to approve a non-major General Plan amendment to the City of Scottsdale 2001 General Plan to change the land use designation from Employment to Commercial on the on a +/- 1-acre site located 8700 E. Thomas Road, and,
2. Staff recommends that the Planning Commission make a recommendation to City Council to approve a Zoning District Map Amendment from Industrial Park District (I-1) to Central Business District (C-2) zoning on a +/- 1-acre site located 8700 E. Thomas Road.

## **RESPONSIBLE DEPARTMENTS**

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### **Planning and Development Services**

Current Planning Services

Long-Range Planning Services

## **STAFF CONTACTS**

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Jeff Barnes  
Senior Planner  
480-312-2376  
E-mail: [jbarnes@ScottsdaleAZ.gov](mailto:jbarnes@ScottsdaleAZ.gov)

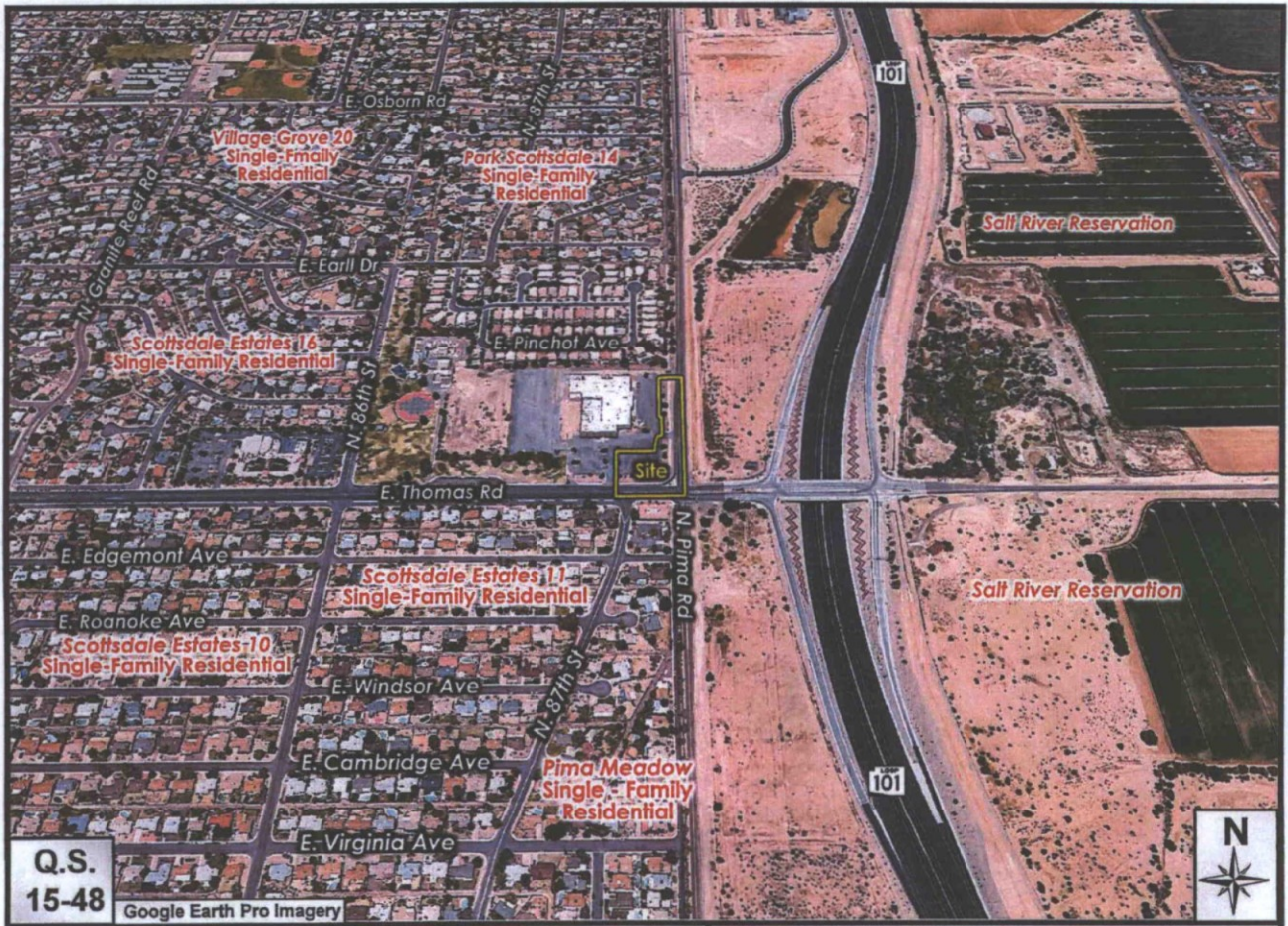
Adam Yaron  
Project Coordination Liaison  
480-312-2761  
E-mail: [ayaron@ScottsdaleAZ.gov](mailto:ayaron@ScottsdaleAZ.gov)

## ATTACHMENTS

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1. Context Aerial
- 1A. Aerial Close-Up
2. Stipulations  
Exhibit A to Attachment 2: Site Plan
3. Applicant's Narrative
4. General Plan Land Use Map (existing)
5. General Plan Land Use Map (proposed)
6. Zoning Map (existing)
7. Zoning Map (proposed)
8. City Notification Map





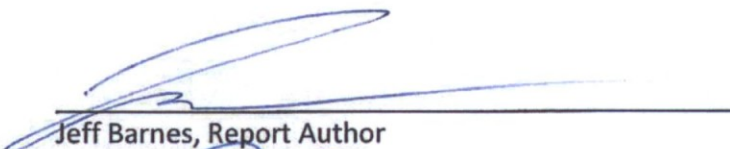
Context Aerial

ATTACHMENT 1

1-GP-2019 & 1-ZN-2019

**APPROVED BY**

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Jeff Barnes, Report Author


7/19/19  
Date



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Adam Yaron, Report Co-Author

7.19.19  
Date



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Tim Curtis, AICP, Current Planning Director  
480-312-4210, tcurtis@scottsdaleaz.gov

7/30/2019  
Date



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Randy Grant, Director  
Planning and Development Services  
480-312-2664, rgrant@scottsdaleaz.gov

8/2/19  
Date





**Aerial Close-Up**

**ATTACHMENT 1A**

**1-GP-2019 & 1-ZN-2019**



**Stipulations for the Zoning Application:**  
**NWC of Pima & Thomas**  
**Case Number: 1-ZN-2019 & 1-GP-2019**

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

**SITE DESIGN**

1. PROTECTION OF ARCHAEOLOGICAL RESOURCES. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 - Discoveries of archaeological resources during construction.
2. CONFORMANCE TO CONCEPTUAL SITE PLAN. Development shall conform with the conceptual site plan submitted by Vertical Design Studios and with the city staff date of 6/4/2019, attached as Exhibit A to Attachment 2. Any proposed significant change to the conceptual site plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
3. GATEWAY DESIGN FEATURE EASEMENT. The developer shall provide a corner gateway design feature easement at the southeast corner of the site. The easement shall be triangular shaped with minimum fifty (50) foot, sixty (60) foot, and seventy-five (75) foot long leg dimensions measured along North Pima Road, East Thomas Road, and the hypotenuse respectively.

**LANDSCAPE**

4. The subject site shall match the planting types and density, as shown in the approved landscape plan of 21-DR-2018 (Black Rock Coffee – parcel 1C to the west) for the subject property's frontage along East Thomas Road.

**DEDICATIONS**

5. RIGHT-OF-WAY DEDICATIONS. Prior to any permit issuance for the development project, the owner shall make the following fee simple right-of-way dedications to the City of Scottsdale:
6. CROSS ACCESS EASEMENTS. Prior to issuance of any permits for the development project, the owner shall
  - a. Dedicate Cross Access Easements through the project development, connecting all site driveways and parking aisles to adjacent parcels.
  - b. Provide recordation numbers for dedicated Cross Access Easements connecting adjacent parcels driveways and parking aisles to the project development.

**INFRASTRUCTURE**

7. CONSTRUCTION COMPLETED. Prior to issuance of any Certificate of Occupancy or Certification of Shell Building, whichever is first, for the development project, the owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations.
8. STANDARDS OF IMPROVEMENTS. All improvements (curb, gutter, sidewalk, curb ramps, driveways, pavement, concrete, water, wastewater, etc.) shall be constructed in accordance with the applicable City of Scottsdale Supplements to the Maricopa Association of Governments (MAG) Uniform

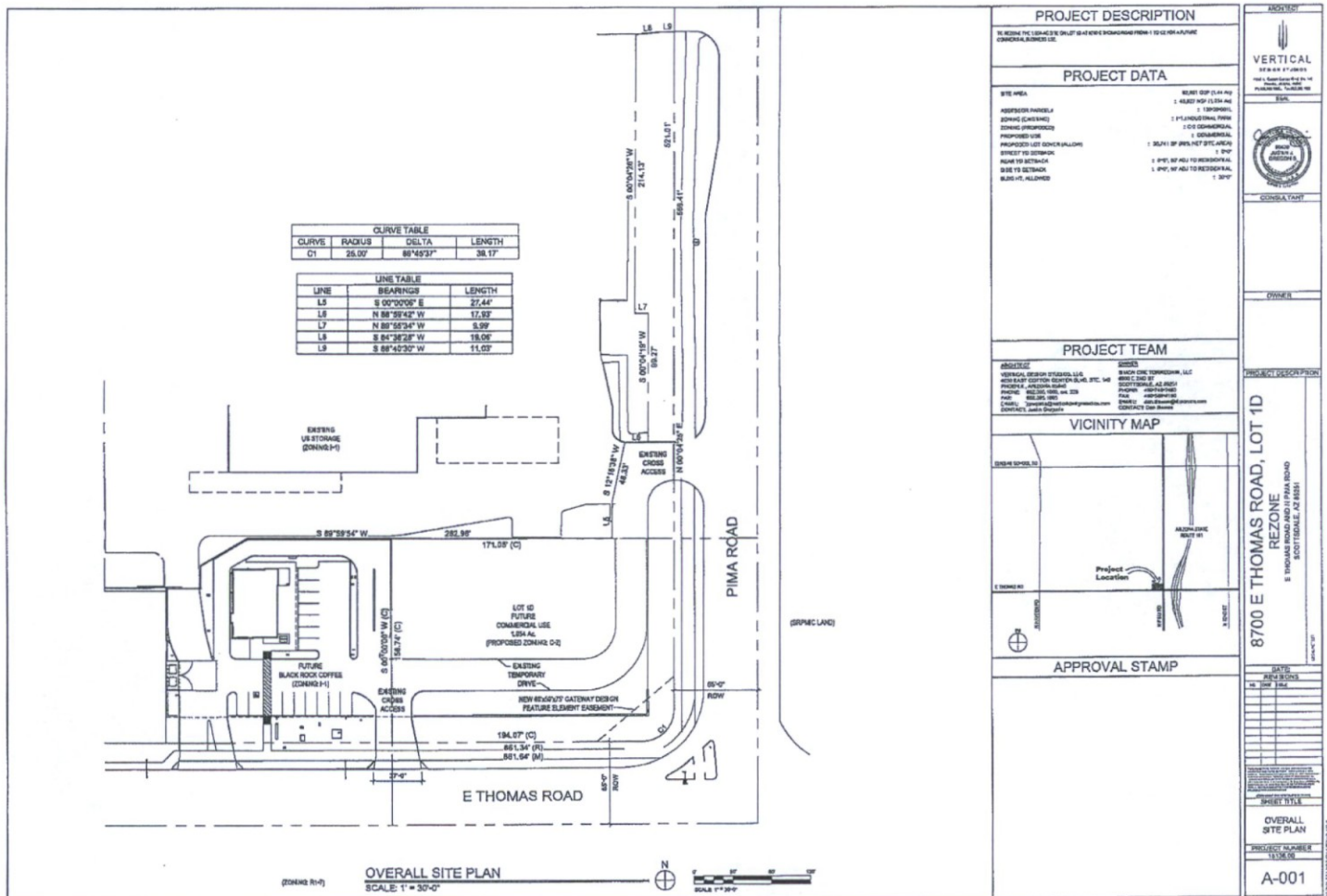


Standard Specifications and Details for Public Works Construction, Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, the Design Standards and Policies Manual (DSPM), and all other applicable city codes and policies.

9. CIRCULATION IMPROVEMENTS. Prior to any permit issuance for the development project, the owner shall submit and obtain approval of construction documents to construct the following improvements:
  - a. E. THOMAS ROAD
    - i. Construct eight (8) foot minimum, curb separated sidewalk along project development frontage.
10. PEDESTRIAN IMPROVEMENTS. Prior to any permit issuance for development project, the owner shall submit and obtain approval of construction documents to construct the following improvements:
  - a. Unobstructed ADA compliant sidewalk ramps at the intersection of N. Pima Road and E Thomas Road and across all site driveways.
  - b. Six (6) foot sidewalk connection from on-site building to public sidewalk along both N. Pima Road and E. Thomas Road.
11. SIGHT DISTANCE AND TRAFFIC SAFETY TRIANGLES. The owner shall cause the sight distance and traffic safety triangles as determined by the Design Standards and Policy Manual to be free of all objects and topography greater than two and a half (2.5) foot above the adjacent roadway surface.
12. WATER AND WASTEWATER IMPROVEMENTS. The owner shall provide all water and wastewater infrastructure improvements, including any new service lines, connection, fire-hydrants, and man-holes, necessary to serve the development.
13. FIRE HYDRANT. The owner shall provide fire hydrant(s) and related water infrastructure adjacent to lot, in the locations determined by the Fire Department Chief, or designee.

#### **REPORTS AND STUDIES**

14. DRAINAGE REPORT. With the Development Review Board submittal, the owner shall submit a Drainage report in accordance with the Design Standards and Policies Manual for the development project.
15. BASIS OF DESIGN REPORT (WATER). With the Development Review Board submittal, the owner shall submit a Final Basis of Design Report for Water for the development project in accordance with the Design Standards and Policies Manual. In the water report the owner shall address required six (6) foot minimum horizontal clearance from any structural footing to water and sewer lines.
16. BASIS OF DESIGN REPORT (WASTEWATER). With the Development Review Board submittal, the owner shall submit a Final Basis of Design Report for Wastewater for the development project in accordance with the Design Standards and Policies Manual. In the sewer report the owner shall address required six (6) foot minimum horizontal clearance from any structural footing to water and sewer lines.





May 27, 2019

## **Project Narrative**

**RE: 8700 E Thomas Road – Lot 1D Rezone  
NWC Pima Rd & Thomas Rd  
Scottsdale, Arizona**

### The Request

To rezone the 1.054-acre site on Lot 1D at 8700 E Thomas Road from I-1 to C2 for a future commercial business use.

### The Project

Simon CRE will be the developer for a future commercial business to be constructed on the vacant Lot 1d at 8700 E Thomas Road. The site (APN 130-39-100) has been split off from the recently remodeled US Storage to the north and the recently approved Black Rock Coffee drive thru to the west. The surrounding zoning is R1-7 to the south, SRPMIC land to the east, R1-5 north of the storage facility, and R1-7 west of Pima Park. The eventual use will share an access drive off Thomas Road with Black Rock Coffee and will have access from an existing drive along Pima Road. The drive configurations will provide good flow to and from the site in all directions.

The C-2 commercial designation is in line with the City of Scottsdale General Plan, and more specifically the Southern Scottsdale Character Area Plan. The Southern Scottsdale Character Area is located within the southern-most portion of Scottsdale. The area encompasses 9,587 acres (14.98 square miles). It is bound on the north by Indian Bend Road; on the east by the Salt River Pima-Maricopa Indian Community; on the south by the City of Tempe; and on the west by the City of Phoenix and the Town of Paradise Valley. The Southern Scottsdale Character Area Plan incorporates community goals and policies consistent with - but not duplicative of - the Scottsdale General Plan elements, as well as goals and policies that speak specifically to the special attributes of Southern Scottsdale and how it functions.

The Vision of the Southern Scottsdale Character Area Plan: Southern Scottsdale is a diverse, sustainable community built upon vibrant neighborhoods, thriving economic corridors, and innovative businesses. The vision is driven by citizen aspirations for a sustainable future that celebrates neighborhoods and promotes reinvestment and redevelopment. It includes reinvestment in residential and commercial properties; diversity of housing choice; intergovernmental cooperation with the cities of Tempe and Phoenix, the Town of Paradise Valley, and the Salt River Pima-Maricopa Indian Community; regional employment; neighborhood-serving entertainment and shopping opportunities; sustainable neighborhoods consisting of physical (boundaries), social (resident interaction), and economical (employment and local economy support) elements; connecting and enhancing transportation choices/options; small local business opportunities; opportunities for open space and public gathering places; shaded, pedestrian and bicycle-friendly streets and parking areas; and benefits associated with proximity to regional resources.

Although there is currently not a proposed site plan or use for this site, we believe that by designating this site C-2 will allow ownership to market to those commercial uses that will align with the vision of the General Plan and the Southern Scottsdale Character Area Plan.

With regard to the general plan, the proposed land use designation change from employment to commercial does not constitute a change in the land use character; the current designation as well as the proposed designation both fall in Group E land use category. With regard to the area of change criteria,



the proposed change does not constitute a major amendment, having less than 10 acres of area. With regard to the character area criteria, the proposed change is in keeping with the physical, visual, and functional conditions unique to the Southern Scottsdale Character Area Plan. A commercial use of this site will have greater or equal benefit to the citizens of the community than an industrial use would generate. With the added employment opportunity, increase in services to the community, and overall enhancement to the community, a commercial use will support economic vitality and positively benefit southern Scottsdale and the surrounding area. With regard to the water/wastewater infrastructure criteria, the proposed change will not increase the size of the master planned water transmission or sewer collection facility. A commercial use of the space will use less water and waste services than would an industrial user. The proposed change does not constitute a major amendment to the General Plan.

Character and Design Element, Goal 1: The proposed change to commercial use supports the goal for appropriate growth in the community, providing commerce and employment opportunities to the residents. Future commercial projects on this site will adhere to the area character, scale and other visual impacts, high quality expectations.

Suburban Character Type Designation: As part of this development a future detached sidewalk and landscape buffer between the sidewalk and road will be provided. The sidewalks provide a connection for the residential communities to the north, south, and west.

Land Use Element, Goal 3: This proposed change creates a transition between the residential and industrial properties to the north and the proposed commercial use. Appropriate landscaping buffers will address transition zones.

Land Use Element, Goals 7 & 8: The proposal for a commercial usage significantly improves the area's character over an industrial/employment use. As south Scottsdale's high standard of area character dictates, a commercial use will provide improved opportunity for the community as a whole.

Economic Vitality Element, Goal 3: The transition to a commercial use for this site will attract and encourage other commercial users in the community. Complimentary and competing commercial businesses will identify south Scottsdale as a desirable business opportunity and add value to the community.

A neighborhood outreach meeting was held on Thursday January 24th at 5pm at the offices of Simon CRE. There was no one in attendance and there were no calls requesting information.

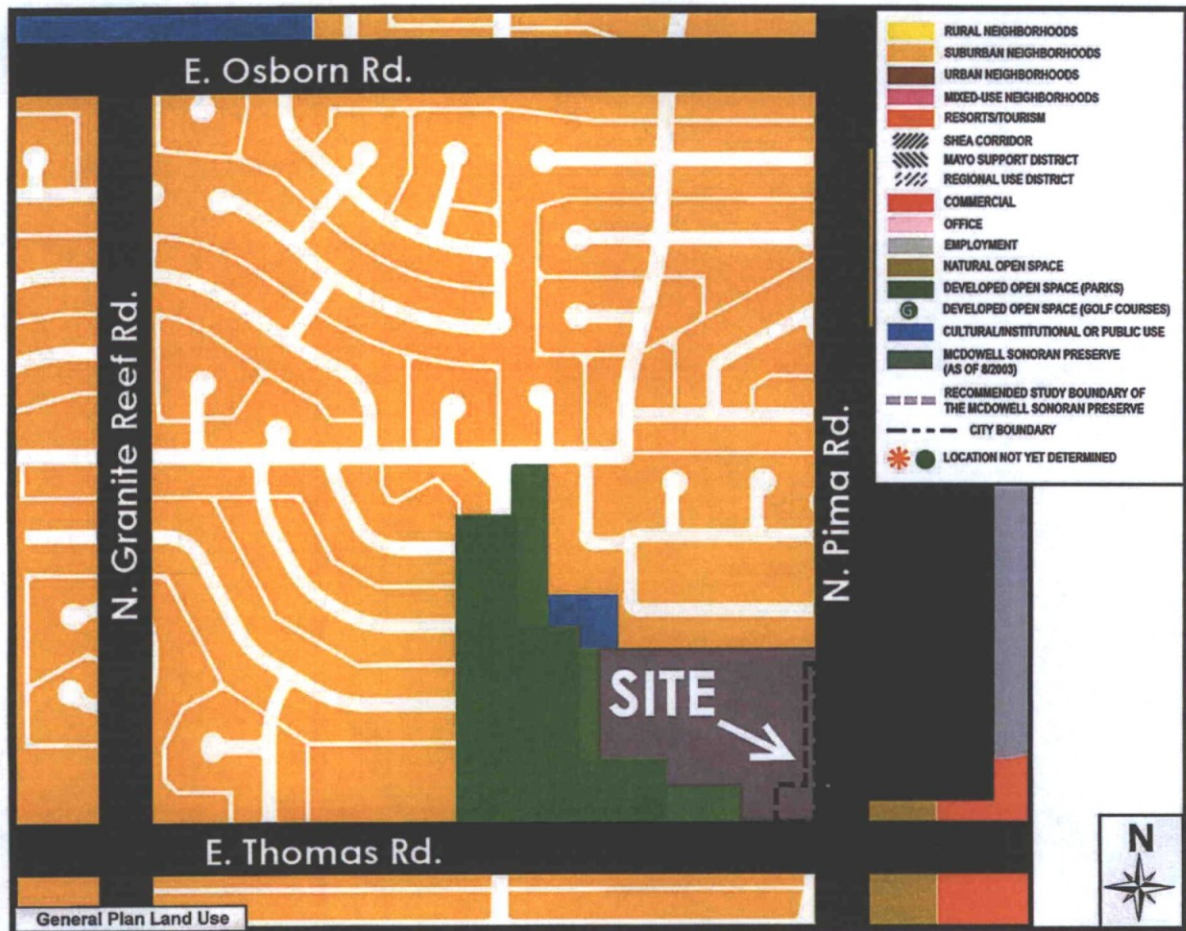
Neighborhood Element, Goal 3: A commercial use will provide new development in an area with many older retail and commercial businesses. The continued revitalization in the area will aid in maintaining and creating opportunities for quality housing for Scottsdale residents.

Community Mobility Element, Goal 5: A change to commercial use supports the ideal ratio of office/retail/residential in the neighborhood to promote Scottsdale's emphasis on community centric live/work/play zones. This ratio will encourage trip reduction and alternative modes.

Commercial Mobility Element, Goal 10: A commercial use will incorporate sidewalks in all directions to provide pedestrian connections to adjacent neighborhoods, to encourage increased community interaction and reduced motorized activity.

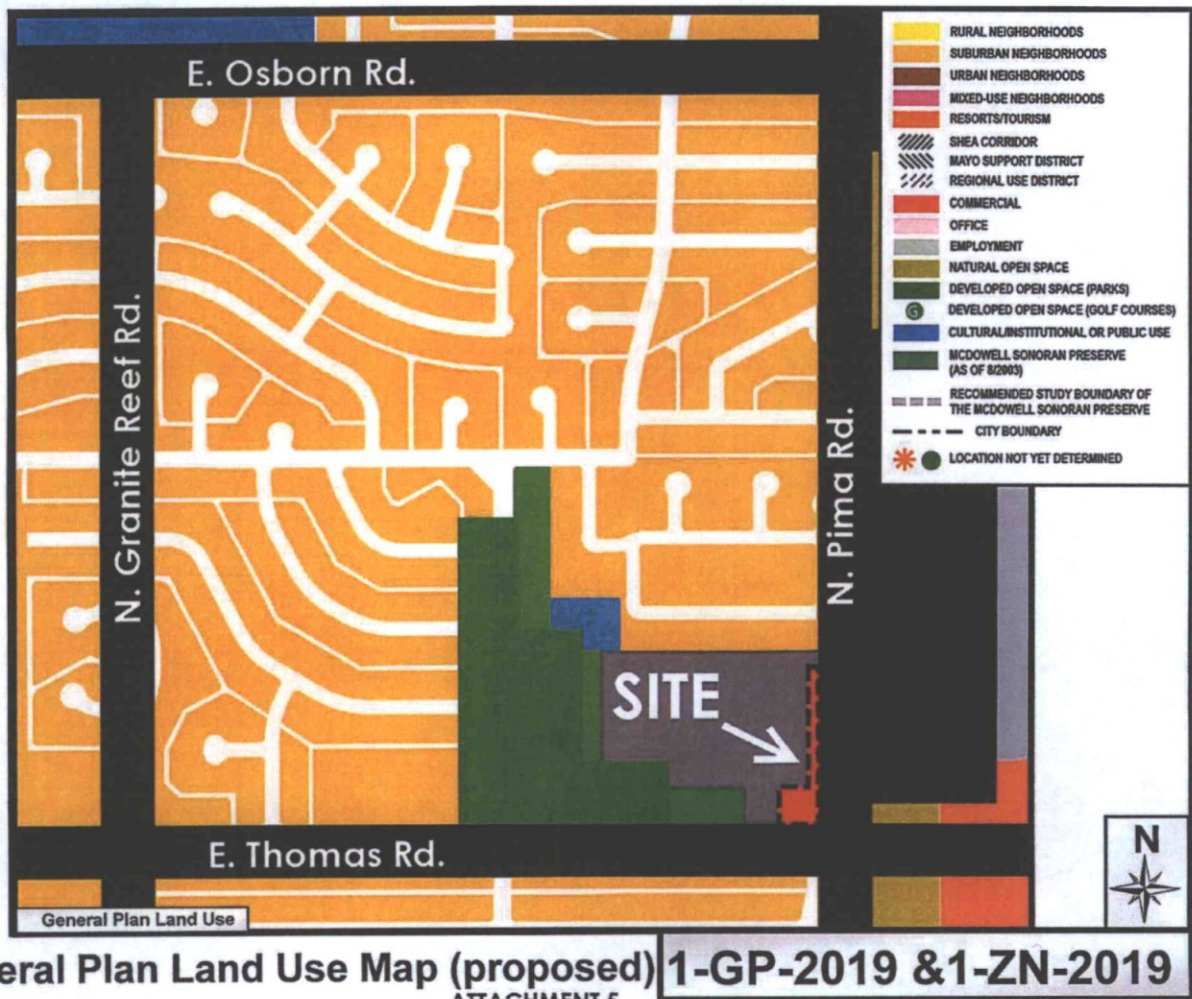
A gateway feature design element easement measuring 60'x50'x75' will be provided at the corner to allow the City of Scottsdale to create a gateway monument.



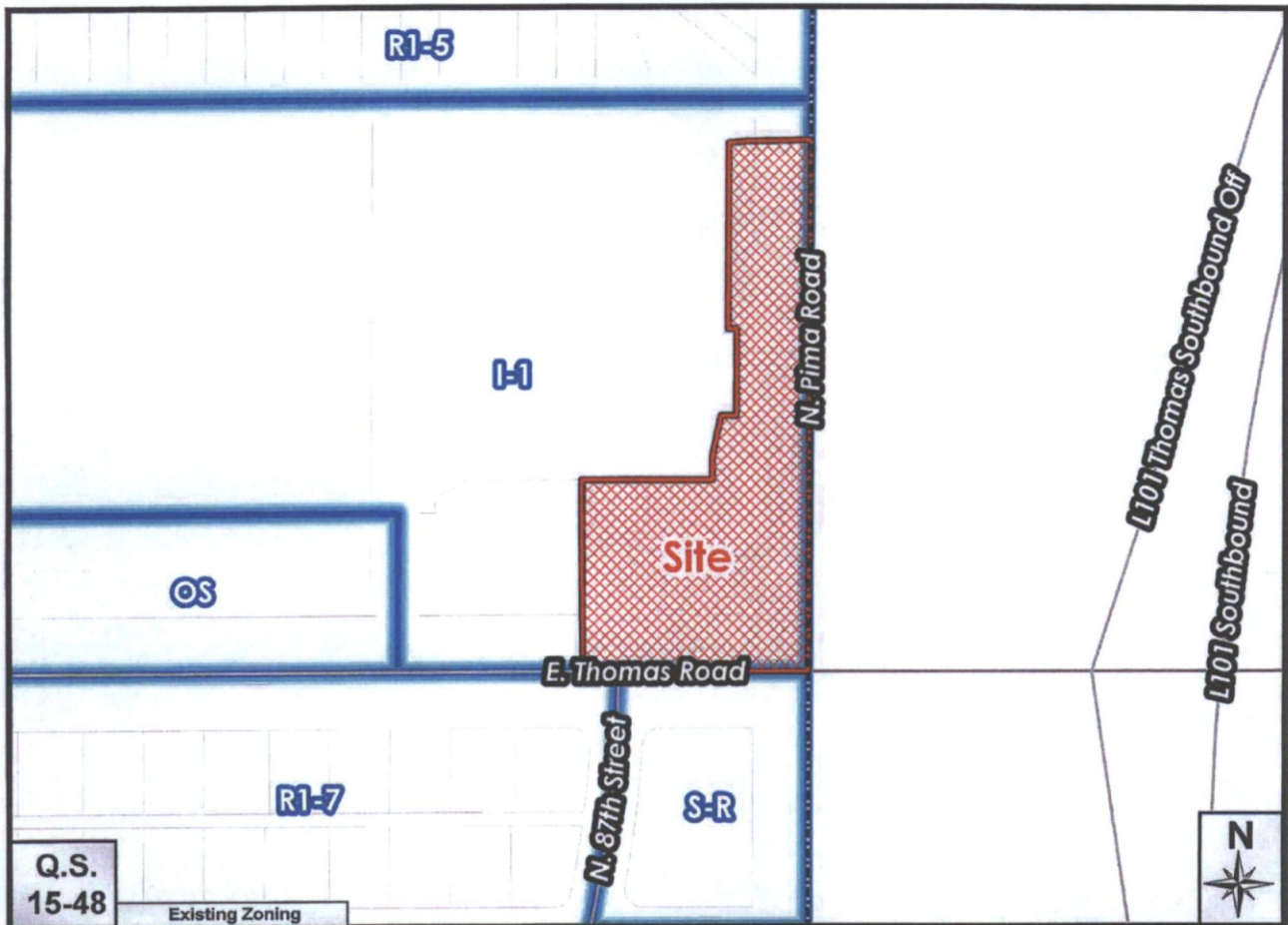


**General Plan Land Use Map (existing)**  
ATTACHMENT 4

**1-GP-2019 & 1-ZN-2019**







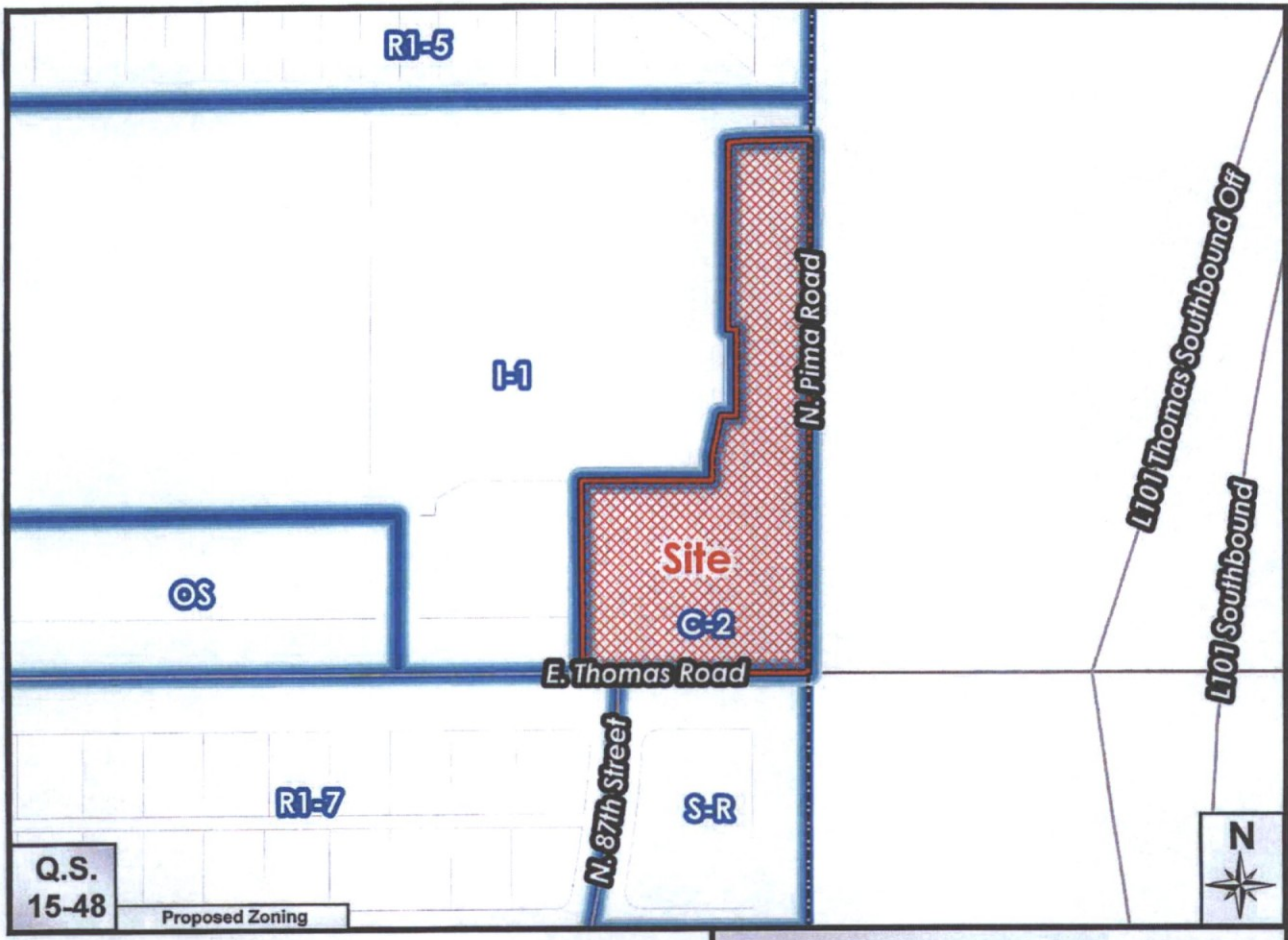
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Existing Zoning

Zoning Map (existing)

ATTACHMENT 6

1-GP-2019 & 1-ZN-2019



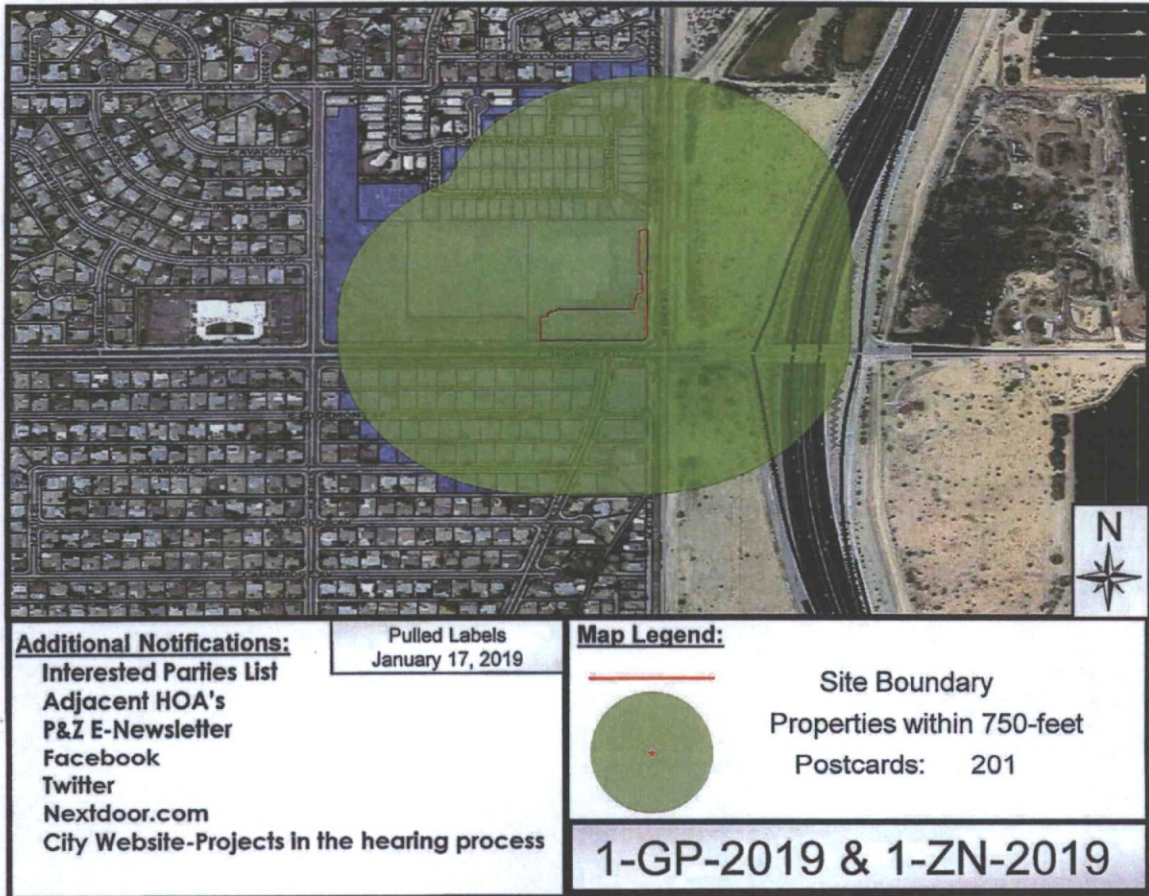
Zoning Map (proposed)

ATTACHMENT 7

1-GP-2019 & 1-ZN-2019



## City Notifications – Mailing List Selection Map



# CITY COUNCIL REPORT



Meeting Date: September 17, 2019  
 General Plan Element: *Land Use*  
 General Plan Goal: *Create a sense of community through land uses*

## ACTION

### NWC of Pima & Thomas 1-GP-2019 & 1-ZN-2019

#### Request to consider the following:

1. Adopt Resolution No. 11568 approving a Non-Major General Plan amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Employment to Commercial on a +/- 1-acre site located 8700 E. Thomas Road.
2. Adopt Ordinance No. 4418 approving a Zoning District Map Amendment from Industrial Park District (I-1) to Central Business District (C-2) zoning on a +/- 1-acre site located 8700 E. Thomas Road.

#### Goal/Purpose of Request

To allow the site to develop with more commercial land uses than would currently be allowable in the I-1 district.

#### Key Items for Consideration

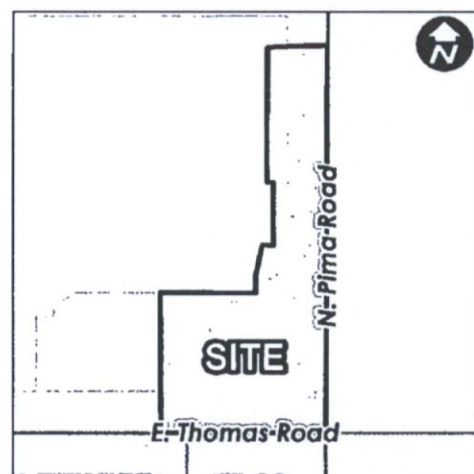
- No comments received.
- Development activity anticipated by case 57-DR-2015 (storage with commercial pad sites).
- General Plan amendment and Zoning change request for future commercial development.
- Planning Commission heard this case and recommended approval with a 6-0 vote.

#### OWNER

Simon CRE  
480-745-1956

#### APPLICANT CONTACT

Justin Gregonis  
Vertical Design Studios  
602-395-1000



Action Taken \_\_\_\_\_



## LOCATION

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8700 E. Thomas Road (Lot 1D)

## BACKGROUND

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### Adjacent Uses and Zoning

- North: Scottsdale Self Storage; zoned Industrial Park (I-1) and Scottsdale Summit residential subdivision beyond; zoned Single-family Residential (R1-5)
- South: Scottsdale Estates Eleven residential subdivision; zoned Single-family Residential (R1-7) and medical offices; zoned Service Residential (S-R).
- East: Salt River Pima Maricopa Indian Community (SRPMIC)
- West: Black Rock Coffee (under construction); zoned Industrial Park (I-1) and City of Scottsdale Pima Park beyond; zoned Industrial Park (I-1) and Open Space (OS)



**Other Related Policies, References:**

Scottsdale General Plan 2001, as amended  
Southern Scottsdale Character Area Plan  
Zoning Ordinance  
57-DR-2015 (for the larger development site)

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**APPLICANTS PROPOSAL**

**Development Information**

The applicant's proposal is not for specific development at this time, but instead to rezone the property to a district with land uses they believe are more fitting of a future commercial development proposal as anticipated with the Development Review Board approval for the larger development project site under case 57-DR-2015. The applicant has agreed to various site related stipulations, such as a basic site plan and use of the existing access points.

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**NON-MAJOR GENERAL PLAN AMENDMENT IMPACT ANALYSIS**

**Non-Major Amendment Request**

The applicant's request is recognized as a non-major General Plan amendment based upon criteria outlined in the City of Scottsdale General Plan 2001. Criteria #1 outlines that a change from Employment (Group E) to Commercial (Group E) does not constitute a Major General Plan Amendment. Furthermore, the requested area of change (+/-1 acres) is below the 10-acre threshold established by Criteria #2.

The General Plan Land Use Element describes the Commercial land use designation as areas designated for commercial centers *providing goods and services frequently needed by the surrounding residential population, and retail businesses, major single uses, and shopping centers, which serve community and regional needs. This category may also include other uses, like housing and office uses, to attain environmental and mobility goals. Neighborhood retail should be located at frequent intervals in relationship to the density of nearby residential areas to reduce travel time and distance. The size and scale of neighborhood commercial centers should be compatible with surrounding residential uses and care must be taken to avoid undesirable impacts on surrounding areas. Neighborhood commercial uses are best located on collector or arterial streets.*

The request conforms to the General Plan description of Commercial. While the applicant has yet to identify a specific building footprint and use for the subject site, the applicant is proposing to implement the Goals and Approaches of the General Plan by rezoning the subject site to the Central Business (C-2) zoning district. This district's intended purpose is to permit uses for recurring shopping and service needs for multiple neighborhoods. This district includes uses usually associated with office and retail shopping developments, typically located near residential neighborhoods. Furthermore, the subject site is surrounded by a site (north and west) designated as Employment with Industrial Park (1-1) zoning, currently developed as internalized storage which will provide for a transition to the surrounding residential neighborhoods found further north and south



of the subject site will be buffered by East Thomas Road, a designated minor arterial as defined by the city's Transportation Plan.

### **Policy Implications**

One of the Six Guiding Principles, established through the CityShape 2020 and incorporated into the City of Scottsdale General Plan 2001, is "Enhance Neighborhoods". This guiding principle acknowledges that Scottsdale's residential and commercial neighborhoods are a major defining element of this community. It also acknowledges that Scottsdale is committed to maintaining and enhancing existing and future neighborhoods, and states that development, revitalization, and redevelopment decisions must meet the needs of the neighborhoods in the context of broader community goals. Finally, the subject site is located within the Southern Scottsdale Character Area Plan (SSCAP) boundary, a plan that was adopted in October 2010. One of the overarching themes of the plan for this area is to embrace existing neighborhoods while promoting redevelopment and new housing options. The following section discusses General Plan and SSCAP goals that relate to the applicant's request.

Accordingly, both the 2001 General Plan (Land Use Element Goal 5, bullets 1, 3, and 6, and Goal 8, bullet 2; Economic Vitality Element Goal 5, bullet 6; Neighborhoods Element Goal 4, bullet 7; and, Community Mobility Element Goals 10 and 11) and the SSCAP (Character & Design Chapter Goal CD 5; Neighborhood Revitalization Chapter Goal NR 2; Community Mobility Chapter Goals CM 1 and 4; and, Preservation & Environmental Planning Chapter Policy PE 1.3) place great importance on the pedestrian experience and connections within and between development sites. The implementation of such can enhance an area's sense of place, exemplifying a neighborhood's character – which is expected by a land use change within this area of the city.

The applicant proposes a site plan that includes new pedestrian improvements of an eight (8) foot curb separated sidewalk along East Thomas Road along with landscape improvements to allow both existing residents of the larger neighborhood a comfortable pedestrian experience.

### **2017 Citywide Land Use Assumptions Report**

In 2017, the City of Scottsdale completed, and City Council adopted, a Land Use Assumptions Report that illustrates "projections of changes in land uses, densities, intensities and population over a period of at least ten years and pursuant to the General Plan of the municipality". The study examined Scottsdale in three general geographic areas—south, central and north. The South Sub-Area includes all lands within the boundaries of the City of Scottsdale south of Indian Bend Road.

According to the study, the South Sub-Area is projected to increase in areas of non-residential land uses. Thus, the proposed change from Employment to Commercial, land uses in the same sub-category of the General Plan – Category E, is in keeping with the projected increase of development-type anticipated in this area of the community.

The full Development Forecast text can be found at:

<https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Water/Rates+and+Fees/Land+Use+Assumption+Report+2017.pdf>



### **Land Use Impact Model**

In December 2018, Long Range Planning Services contracted with Applied Economics to produce a land use impact model to estimate the socioeconomic, development, and fiscal impacts associated with a change from one General Plan land use designation to another over a 20-year time period (in this instance, 2017-2036). From a fiscal standpoint, the model assesses both revenues generated from development (initial construction expenditures, yearly sales tax generation, etc.) as well as City expenditures (public safety, infrastructure maintenance, etc.), as a means to estimate how much value a project adds (or does not add) over time – or Net Present Value (NPV).

In this instance, the model provided a general assessment of the subject site comparing the existing mixture of “Employment” 20-year outlook with the proposed “Commercial” 20-year outlook on the entire 1 +/- acre site in the South Sub-Area of the City. The model shows a negative NPV of \$72,240 for the existing mixture of “Employment” over 20 years. Similarly, the proposed “Commercial” on the 1 +/- acre site shows a positive NPV of \$292,398 over the same time period. Although in both scenarios’ development would add jobs, the city will benefit greater as a result of taxable sales in the proposed designation that the site might generate under existing conditions.

The full results of the Land Use Impact Model assessment are located in the case file.

## **ZONING DISTRICT MAP AMENDMENT IMPACT ANALYSIS**

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### **Land Use**

With the redevelopment of the overall industrial plant site in 2015, the plant building was converted into a community storage facility and the previous parking lot areas adjacent to E. Thomas Road were identified for the future use as two commercial building pad sites. Although the I-1 zoning does allow for some commercial land uses, its focus is more industrial and manufacturing uses. The current proposal to rezone the remaining commercial pad site to the C-2 zoning district would allow for more commercial land use options to develop on the site. Of the two pad sites created, the west site is currently under construction as a restaurant with drive through service which required the approval of a Conditional Use Permit (case 8-UP-2018) in the existing I-1 zoning district.

### **Transportation/Trails/Public Safety**

Because the site is part of a larger redevelopment of an existing development site, the site driveways are already in place and include a cross-access easement through the development. Any future development proposal on this site would have an expectation of utilizing those existing access points. The proposed site plan and stipulations reflect the installation, associated to future site development, of a detached 8-foot wide sidewalk along the E. Thomas Road frontage to replace the existing sidewalk improvements. A trip generation comparison study was generated by the applicant for the change in allowable land uses, which was reviewed by City staff as part of this application. The study indicated that due to the existing site constraints (access points, parcel configuration, etc.) that the anticipated development impacts would be comparable to those of the current designation.



### **Water/Sewer**

Because the site is part of a larger redevelopment of an existing development site, the water and sewer infrastructure are already in place for this site. As would typically occur, Basis of Design Reports will be required to be submitted by the applicant and evaluated by staff with a future Development Review Board application for specific development on this site.

### **Community Involvement**

With the submittal of these applications, notification was mailed out by the applicant and the City to property owners located within 750-feet of the subject property. The applicant team also held an open house meeting for the neighborhood at the Simon CRE offices on January 24, 2019. Although general phone inquiries had been received resulting from that notification, no written comments have been received for this application.

## **BOARDS AND COMMISSIONS**

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### **Planning Commission:**

Planning Commission heard these cases and recommended approval with a 6-0 vote.

### **Staff's Recommendation to Planning Commission:**

1. Staff recommended that the Planning Commission make a recommendation to City Council to approve a non-major General Plan amendment to the City of Scottsdale 2001 General Plan to change the land use designation from Employment to Commercial on the on a +/- 1-acre site located 8700 E. Thomas Road, and,
2. Staff recommended that the Planning Commission make a recommendation to City Council to approve a Zoning District Map Amendment from Industrial Park District (I-1) to Central Business District (C-2) zoning on a +/- 1-acre site located 8700 E. Thomas Road.

## **RECOMMENDATION**

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1. Adopt Resolution No. 11568 approving a Non-Major General Plan amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Employment to Commercial on a +/- 1-acre site located 8700 E. Thomas Road.
2. Adopt Ordinance No. 4418 approving a Zoning District Map Amendment from Industrial Park District (I-1) to Central Business District (C-2) zoning on a +/- 1-acre site located 8700 E. Thomas Road.

## RESPONSIBLE DEPARTMENTS

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### Planning and Development Services

Current Planning Services

Long-Range Planning Services

## STAFF CONTACTS

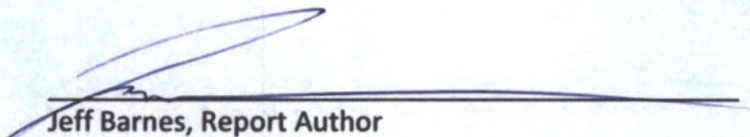
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Jeff Barnes  
Senior Planner  
480-312-2376  
E-mail: [jbarnes@ScottsdaleAZ.gov](mailto:jbarnes@ScottsdaleAZ.gov)

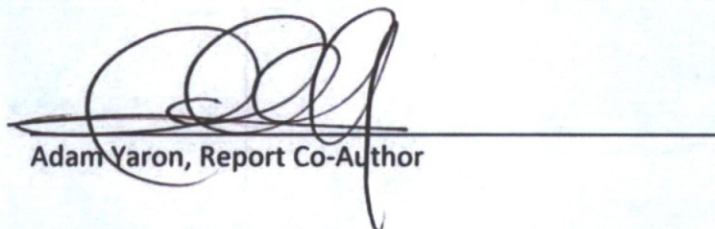
Adam Yaron  
Project Coordination Liaison  
480-312-2761  
E-mail: [ayaron@ScottsdaleAZ.gov](mailto:ayaron@ScottsdaleAZ.gov)

## APPROVED BY

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Jeff Barnes, Report Author

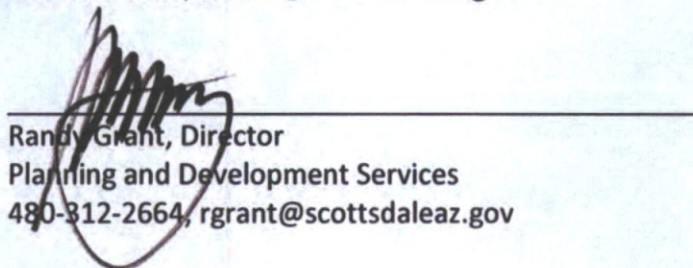
8/20/19  
Date

  
Adam Yaron, Report Co-Author

8/20/19  
Date

  
Tim Curtis, AICP, Current Planning Director  
480-312-4210, [tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov)

8/26/2019  
Date

  
Randy Grant, Director  
Planning and Development Services  
480-312-2664, [rgrant@scottsdaleaz.gov](mailto:rgrant@scottsdaleaz.gov)

8/27/19  
Date



## ATTACHMENTS

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1. Context Aerial
- 1A. Aerial Close-Up
2. Resolution No. 11568  
Exhibit 1: General Plan Land Use Map
3. Ordinance No. 4418  
Exhibit 1: Stipulations  
Exhibit A to Exhibit 1: Site Plan  
Exhibit 2: Zoning Map
4. Applicant's Narrative
5. General Plan Land Use Map (existing)
6. Zoning Map (existing)
7. City Notification Map
8. Planning Commission meeting minutes (August 14, 2019)



Context Aerial

ATTACHMENT 1

1-GP-2019 & 1-ZN-2019





**Aerial Close-Up**

**ATTACHMENT 1A**

**1-GP-2019 & 1-ZN-2019**



RESOLUTION NO. 11568

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, ADOPTING A NON-MAJOR AMENDMENT TO THE CITY OF SCOTTSDALE 2001 GENERAL PLAN CONCEPTUAL LAND USE MAP FROM EMPLOYMENT TO COMMERCIAL ON A +/- 1-ACRE SITE LOCATED 8700 E. THOMAS ROAD.

WHEREAS, the City Council, through its members and staff, has solicited and encouraged public participation in the consideration of the non-major General Plan amendment, consulted and advised with public officials and agencies as required by Arizona Revised Statutes Section 9-461.06, transmitted to the City Council and submitted a review copy of the general plan amendment proposal to each agency required by ARS Section 9-461.06 and all persons or entities who made a written request to receive a review copy of the proposal, and considered comments concerning the proposed amendment and alternatives; and

WHEREAS, the Planning Commission held a recommendation hearing on August 14, 2019 concerning the General Plan Amendment; and

WHEREAS, the City Council, held a public hearing on September 17, 2019, and has incorporated, whenever possible, the concerns expressed by all interested persons.

NOW, THEREFORE, LET IT BE RESOLVED, by the City Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. That the City Council hereby amends the General Plan Conceptual Land Use Map for the City of Scottsdale, for the property located 8700 E. Thomas Road for +/- 1-acre site from Employment to Commercial designation.

Section 2. That the above amendment is described in Case No. 1-GP-2019 (relating to zoning case 1-ZN-2019, and depicted on **Exhibit "1"**, attached hereto and incorporated by this reference.

Section 3. That copies of this General Plan amendment shall be on file in the Office of the City Clerk, located at 3939 N. Drinkwater Boulevard, Scottsdale, Arizona.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

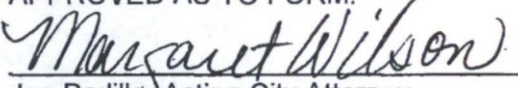
ATTEST:

CITY OF SCOTTSDALE, an Arizona  
municipal corporation

By: \_\_\_\_\_  
Carolyn Jagger, City Clerk

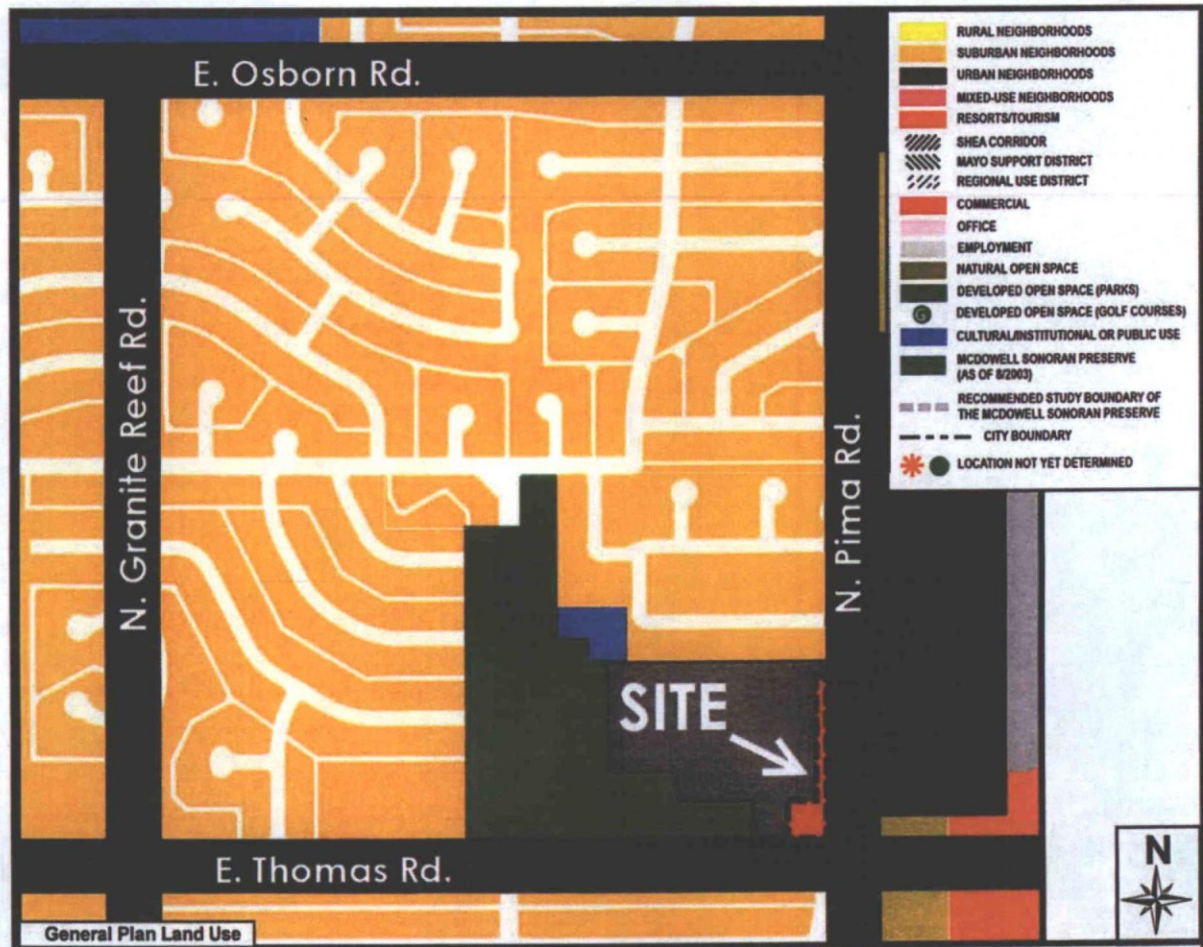
By: \_\_\_\_\_  
W. J. "Jim" Lane, Mayor

APPROVED AS TO FORM:

  
Joe Padilla, Acting City Attorney

By: Margaret Wilson, Senior Assistant Attorney





# **General Plan Land Use Map**

Resolution No. 11568  
Exhibit 1  
Page 1 of 1

**1-GP-2019 & 1-ZN-2019**

ORDINANCE NO. 4418

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, BY AND FOR THE PURPOSE OF CHANGING THE ZONING ON THE "DISTRICT MAP" TO ZONING APPROVED IN CASE NO. 1-ZN-2019 FROM INDUSTRIAL PARK (I-1) TO CENTRAL BUSINESS (C-2) ZONING ON A +/- 1-ACRE SITE LOCATED 8700 E. THOMAS ROAD.

WHEREAS, the Planning Commission held a hearing on August 14, 2019

WHEREAS, the City Council held a hearing on September 17, 2019; and

WHEREAS, the City Council finds that the proposed development is in substantial harmony with the General Plan of the City of Scottsdale and will be coordinated with existing and planned development; and

WHEREAS, it is now necessary that the comprehensive zoning map of the City of Scottsdale ("District Map") be amended to conform with the decision of the Scottsdale City Council in Case No. 1-ZN-2019.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Scottsdale, as follows:

Section 1. That the "District Map" adopted as a part of the Zoning Ordinance of the City of Scottsdale, showing the zoning district boundaries, is amended by rezoning a +/-1-acre site located at 8700 E. Thomas Road, and marked as "Site" (the Property) on the map attached as Exhibit 2, incorporated herein by reference, from Industrial Park (I-1) to Central Business (C-2) zoning.

Section 2. That the above rezoning approval is conditioned upon compliance with all stipulations attached hereto as **Exhibit "1"** and incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale this \_\_\_\_\_ of \_\_\_\_\_, 2019.

ATTEST:

CITY OF SCOTTSDALE, an Arizona  
municipal corporation

By: \_\_\_\_\_  
Carolyn Jagger, City Clerk

By: \_\_\_\_\_  
W. J. "Jim" Lane, Mayor

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY

  
Joe Padilla, Acting City Attorney

By: Margaret Wilson, Senior Assistant City Attorney



**Stipulations for the Zoning Application:**

**NWC of Pima & Thomas**

**Case Number: 1-ZN-2019 & 1-GP-2019**

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

**SITE DESIGN**

1. PROTECTION OF ARCHAEOLOGICAL RESOURCES. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 - Discoveries of archaeological resources during construction.
2. CONFORMANCE TO CONCEPTUAL SITE PLAN. Development shall conform with the conceptual site plan submitted by Vertical Design Studios and with the city staff date of 6/4/2019, attached as Exhibit A to Exhibit 1. Any proposed significant change to the conceptual site plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
3. GATEWAY DESIGN FEATURE EASEMENT. The developer shall provide a corner gateway design feature easement at the southeast corner of the site. The easement shall be triangular shaped with minimum fifty (50) foot, sixty (60) foot, and seventy-five (75) foot long leg dimensions measured along North Pima Road, East Thomas Road, and the hypotenuse respectively.

**LANDSCAPE**

4. The subject site shall match the planting types and density, as shown in the approved landscape plan of 21-DR-2018 (Black Rock Coffee – parcel 1C to the west) for the subject property's frontage along East Thomas Road.

**DEDICATIONS**

5. RIGHT-OF-WAY DEDICATIONS. Prior to any permit issuance for the development project, the owner shall make the following fee simple right-of-way dedications to the City of Scottsdale:
6. CROSS ACCESS EASEMENTS. Prior to issuance of any permits for the development project, the owner shall
  - a. Dedicate Cross Access Easements through the project development, connecting all site driveways and parking aisles to adjacent parcels.
  - b. Provide recordation numbers for dedicated Cross Access Easements connecting adjacent parcels driveways and parking aisles to the project development.

**INFRASTRUCTURE**

7. CONSTRUCTION COMPLETED. Prior to issuance of any Certificate of Occupancy or Certification of Shell Building, whichever is first, for the development project, the owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations.
8. STANDARDS OF IMPROVEMENTS. All improvements (curb, gutter, sidewalk, curb ramps, driveways, pavement, concrete, water, wastewater, etc.) shall be constructed in accordance with the applicable City of Scottsdale Supplements to the Maricopa Association of Governments (MAG) Uniform



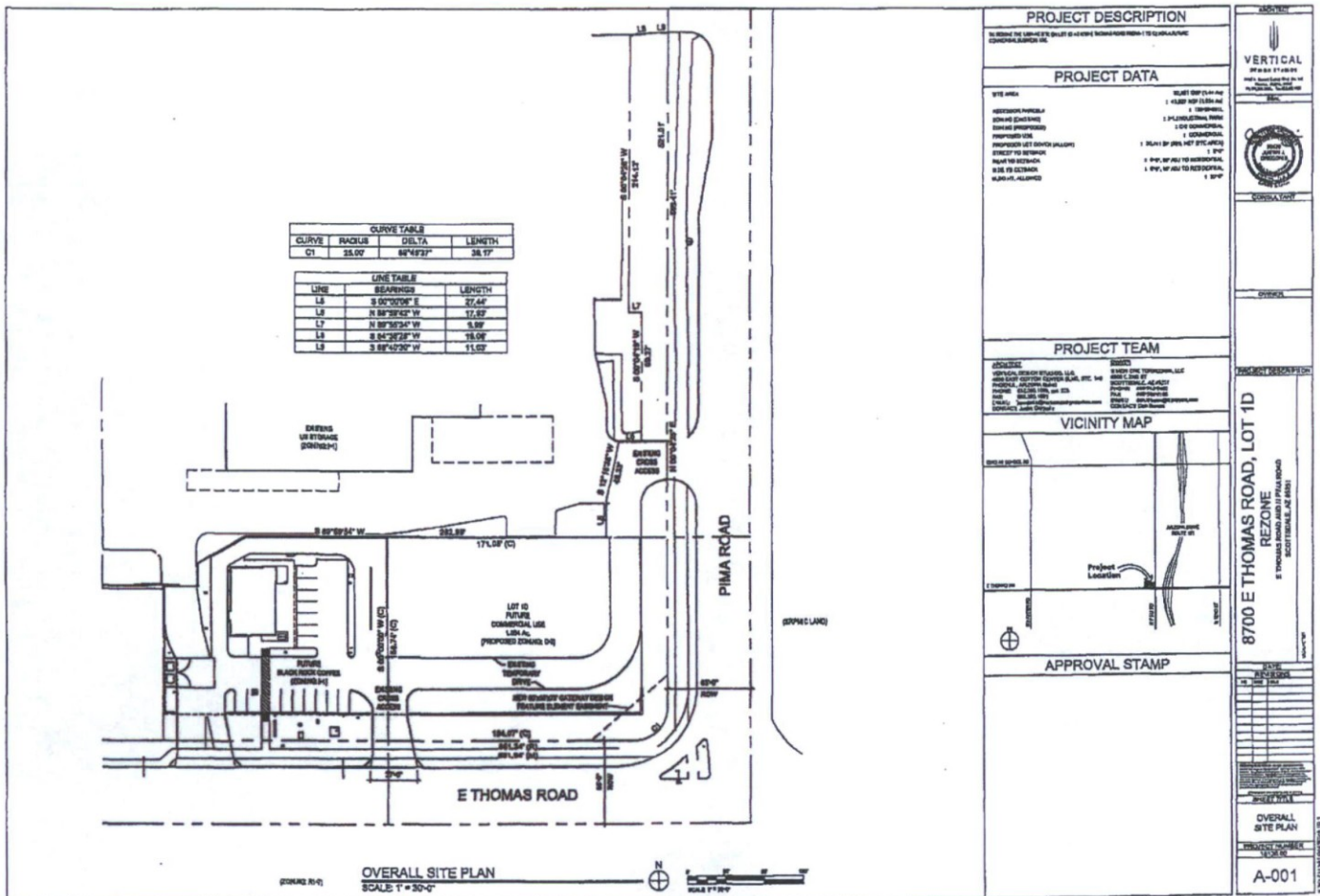
Standard Specifications and Details for Public Works Construction, Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, the Design Standards and Policies Manual (DSPM), and all other applicable city codes and policies.

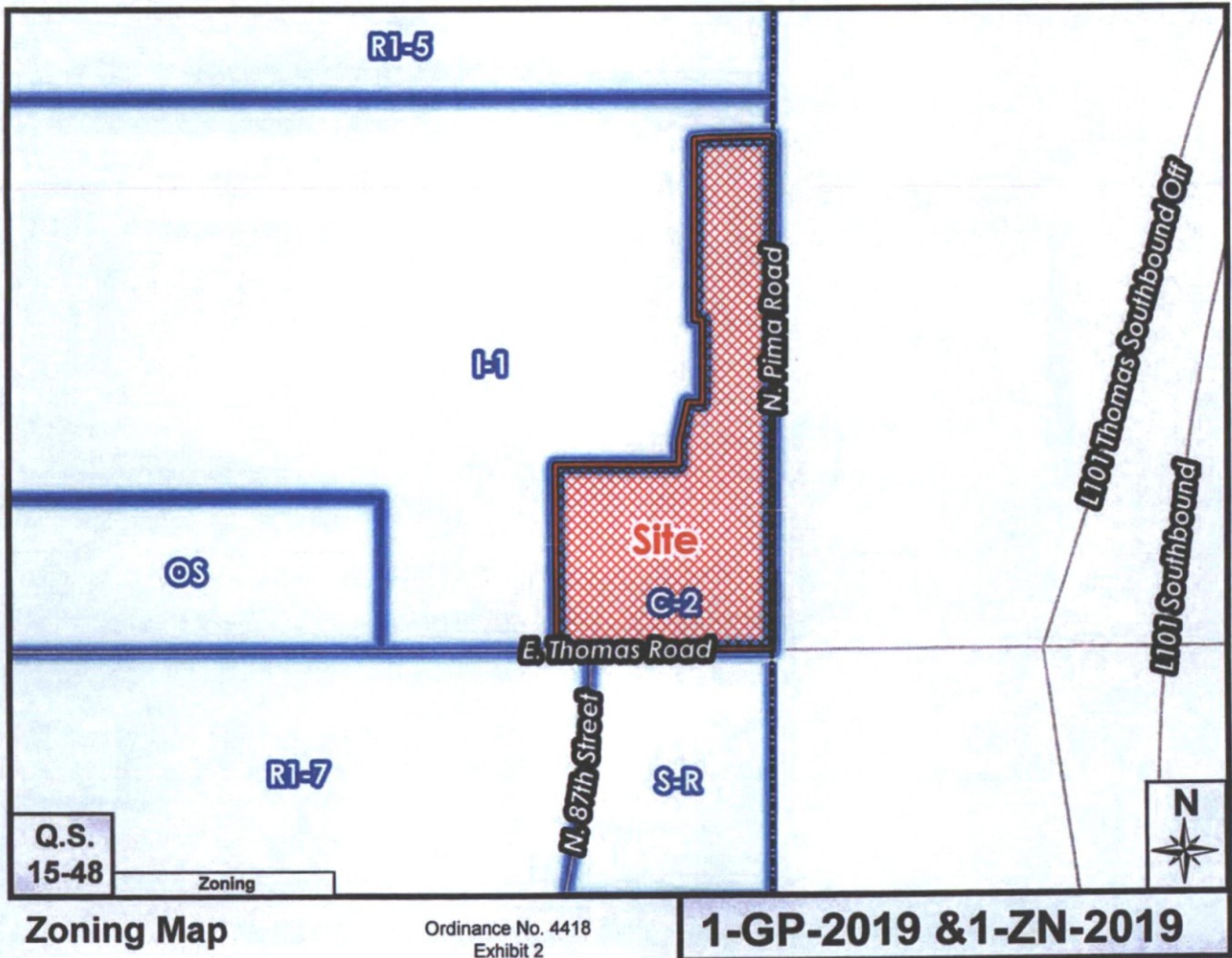
9. CIRCULATION IMPROVEMENTS. Prior to any permit issuance for the development project, the owner shall submit and obtain approval of construction documents to construct the following improvements:
  - a. E. THOMAS ROAD
    - i. Construct eight (8) foot minimum, curb separated sidewalk along project development frontage.
10. PEDESTRIAN IMPROVEMENTS. Prior to any permit issuance for development project, the owner shall submit and obtain approval of construction documents to construct the following improvements:
  - a. Unobstructed ADA compliant sidewalk ramps at the intersection of N. Pima Road and E Thomas Road and across all site driveways.
  - b. Six (6) foot sidewalk connection from on-site building to public sidewalk along both N. Pima Road and E. Thomas Road.
11. SIGHT DISTANCE AND TRAFFIC SAFETY TRIANGLES. The owner shall cause the sight distance and traffic safety triangles as determined by the Design Standards and Policy Manual to be free of all objects and topography greater than two and a half (2.5) foot above the adjacent roadway surface.
12. WATER AND WASTEWATER IMPROVEMENTS. The owner shall provide all water and wastewater infrastructure improvements, including any new service lines, connection, fire-hydrants, and man-holes, necessary to serve the development.
13. FIRE HYDRANT. The owner shall provide fire hydrant(s) and related water infrastructure adjacent to lot, in the locations determined by the Fire Department Chief, or designee.

#### **REPORTS AND STUDIES**

14. DRAINAGE REPORT. With the Development Review Board submittal, the owner shall submit a Drainage report in accordance with the Design Standards and Policies Manual for the development project.
15. BASIS OF DESIGN REPORT (WATER). With the Development Review Board submittal, the owner shall submit a Final Basis of Design Report for Water for the development project in accordance with the Design Standards and Policies Manual. In the water report the owner shall address required six (6) foot minimum horizontal clearance from any structural footing to water and sewer lines.
16. BASIS OF DESIGN REPORT (WASTEWATER). With the Development Review Board submittal, the owner shall submit a Final Basis of Design Report for Wastewater for the development project in accordance with the Design Standards and Policies Manual. In the sewer report the owner shall address required six (6) foot minimum horizontal clearance from any structural footing to water and sewer lines.







Zoning Map

Ordinance No. 4418  
Exhibit 2  
Page 1 of 1

1-GP-2019 & 1-ZN-2019





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May 27, 2019

## Project Narrative

**RE: 8700 E Thomas Road – Lot 1D Rezone  
NWC Pima Rd & Thomas Rd  
Scottsdale, Arizona**

### The Request

To rezone the 1.054-acre site on Lot 1D at 8700 E Thomas Road from I-1 to C2 for a future commercial business use.

### The Project

Simon CRE will be the developer for a future commercial business to be constructed on the vacant Lot 1d at 8700 E Thomas Road. The site (APN 130-39-100) has been split off from the recently remodeled US Storage to the north and the recently approved Black Rock Coffee drive thru to the west. The surrounding zoning is R1-7 to the south, SRPMIC land to the east, R1-5 north of the storage facility, and R1-7 west of Pima Park. The eventual use will share an access drive off Thomas Road with Black Rock Coffee and will have access from an existing drive along Pima Road. The drive configurations will provide good flow to and from the site in all directions.

The C-2 commercial designation is in line with the City of Scottsdale General Plan, and more specifically the Southern Scottsdale Character Area Plan. The Southern Scottsdale Character Area is located within the southern-most portion of Scottsdale. The area encompasses 9,587 acres (14.98 square miles). It is bound on the north by Indian Bend Road; on the east by the Salt River Pima-Maricopa Indian Community; on the south by the City of Tempe; and on the west by the City of Phoenix and the Town of Paradise Valley. The Southern Scottsdale Character Area Plan incorporates community goals and policies consistent with - but not duplicative of - the Scottsdale General Plan elements, as well as goals and policies that speak specifically to the special attributes of Southern Scottsdale and how it functions.

The Vision of the Southern Scottsdale Character Area Plan: Southern Scottsdale is a diverse, sustainable community built upon vibrant neighborhoods, thriving economic corridors, and innovative businesses. The vision is driven by citizen aspirations for a sustainable future that celebrates neighborhoods and promotes reinvestment and redevelopment. It includes reinvestment in residential and commercial properties; diversity of housing choice; intergovernmental cooperation with the cities of Tempe and Phoenix, the Town of Paradise Valley, and the Salt River Pima-Maricopa Indian Community; regional employment; neighborhood-serving entertainment and shopping opportunities; sustainable neighborhoods consisting of physical (boundaries), social (resident interaction), and economical (employment and local economy support) elements; connecting and enhancing transportation choices/options; small local business opportunities; opportunities for open space and public gathering places; shaded, pedestrian and bicycle-friendly streets and parking areas; and benefits associated with proximity to regional resources.

Although there is currently not a proposed site plan or use for this site, we believe that by designating this site C-2 will allow ownership to market to those commercial uses that will align with the vision of the General Plan and the Southern Scottsdale Character Area Plan.

With regard to the general plan, the proposed land use designation change from employment to commercial does not constitute a change in the land use character; the current designation as well as the proposed designation both fall in Group E land use category. With regard to the area of change criteria,





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the proposed change does not constitute a major amendment, having less than 10 acres of area. With regard to the character area criteria, the proposed change is in keeping with the physical, visual, and functional conditions unique to the Southern Scottsdale Character Area Plan. A commercial use of this site will have greater or equal benefit to the citizens of the community than an industrial use would generate. With the added employment opportunity, increase in services to the community, and overall enhancement to the community, a commercial use will support economic vitality and positively benefit southern Scottsdale and the surrounding area. With regard to the water/wastewater infrastructure criteria, the proposed change will not increase the size of the master planned water transmission or sewer collection facility. A commercial use of the space will use less water and waste services than would an industrial user. The proposed change does not constitute a major amendment to the General Plan.

Character and Design Element, Goal 1: The proposed change to commercial use supports the goal for appropriate growth in the community, providing commerce and employment opportunities to the residents. Future commercial projects on this site will adhere to the area character, scale and other visual impacts, high quality expectations.

Suburban Character Type Designation: As part of this development a future detached sidewalk and landscape buffer between the sidewalk and road will be provided. The sidewalks provide a connection for the residential communities to the north, south, and west.

Land Use Element, Goal 3: This proposed change creates a transition between the residential and industrial properties to the north and the proposed commercial use. Appropriate landscaping buffers will address transition zones.

Land Use Element, Goals 7 & 8: The proposal for a commercial usage significantly improves the area's character over an industrial/employment use. As south Scottsdale's high standard of area character dictates, a commercial use will provide improved opportunity for the community as a whole.

Economic Vitality Element, Goal 3: The transition to a commercial use for this site will attract and encourage other commercial users in the community. Complimentary and competing commercial businesses will identify south Scottsdale as a desirable business opportunity and add value to the community.

A neighborhood outreach meeting was held on Thursday January 24th at 5pm at the offices of Simon CRE. There was no one in attendance and there were no calls requesting information.

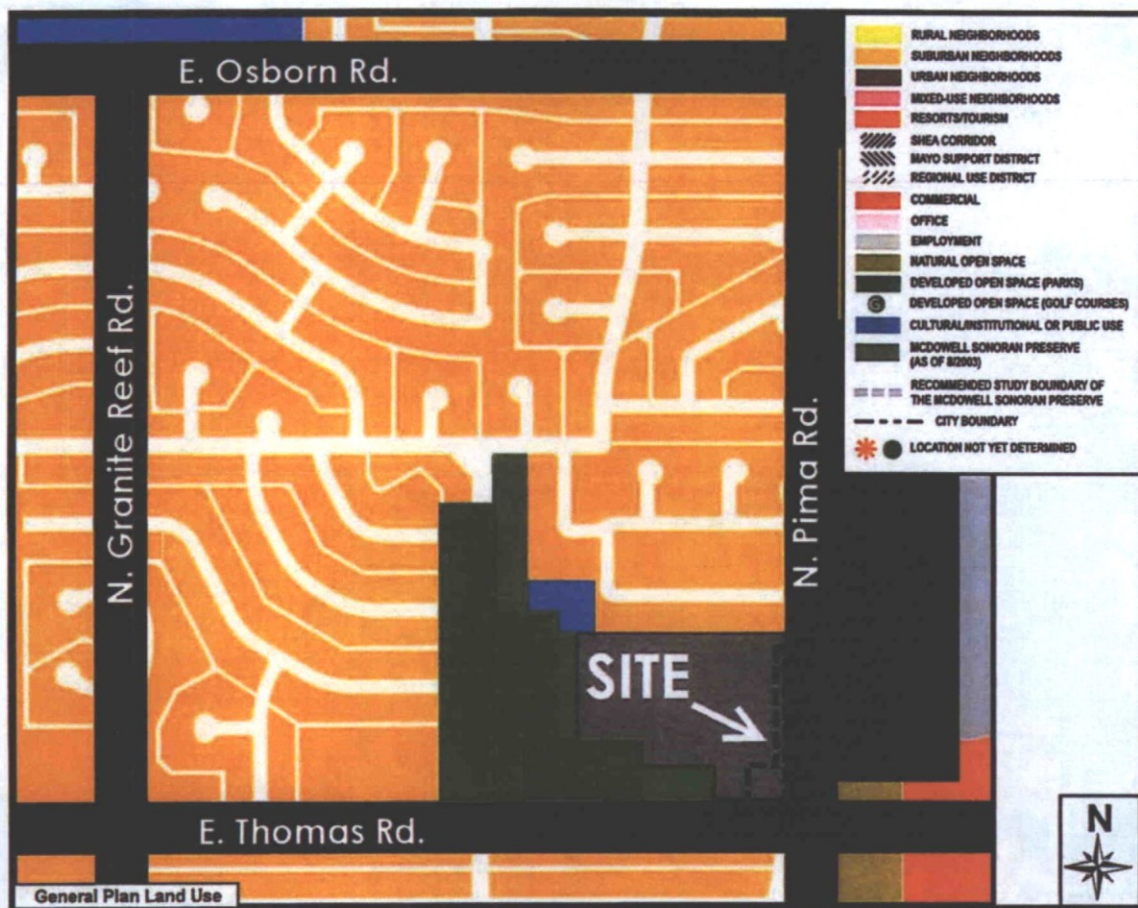
Neighborhood Element, Goal 3: A commercial use will provide new development in an area with many older retail and commercial businesses. The continued revitalization in the area will aid in maintaining and creating opportunities for quality housing for Scottsdale residents.

Community Mobility Element, Goal 5: A change to commercial use supports the ideal ratio of office/retail/residential in the neighborhood to promote Scottsdale's emphasis on community centric live/work/play zones. This ratio will encourage trip reduction and alternative modes.

Commercial Mobility Element, Goal 10: A commercial use will incorporate sidewalks in all directions to provide pedestrian connections to adjacent neighborhoods, to encourage increased community interaction and reduced motorized activity.

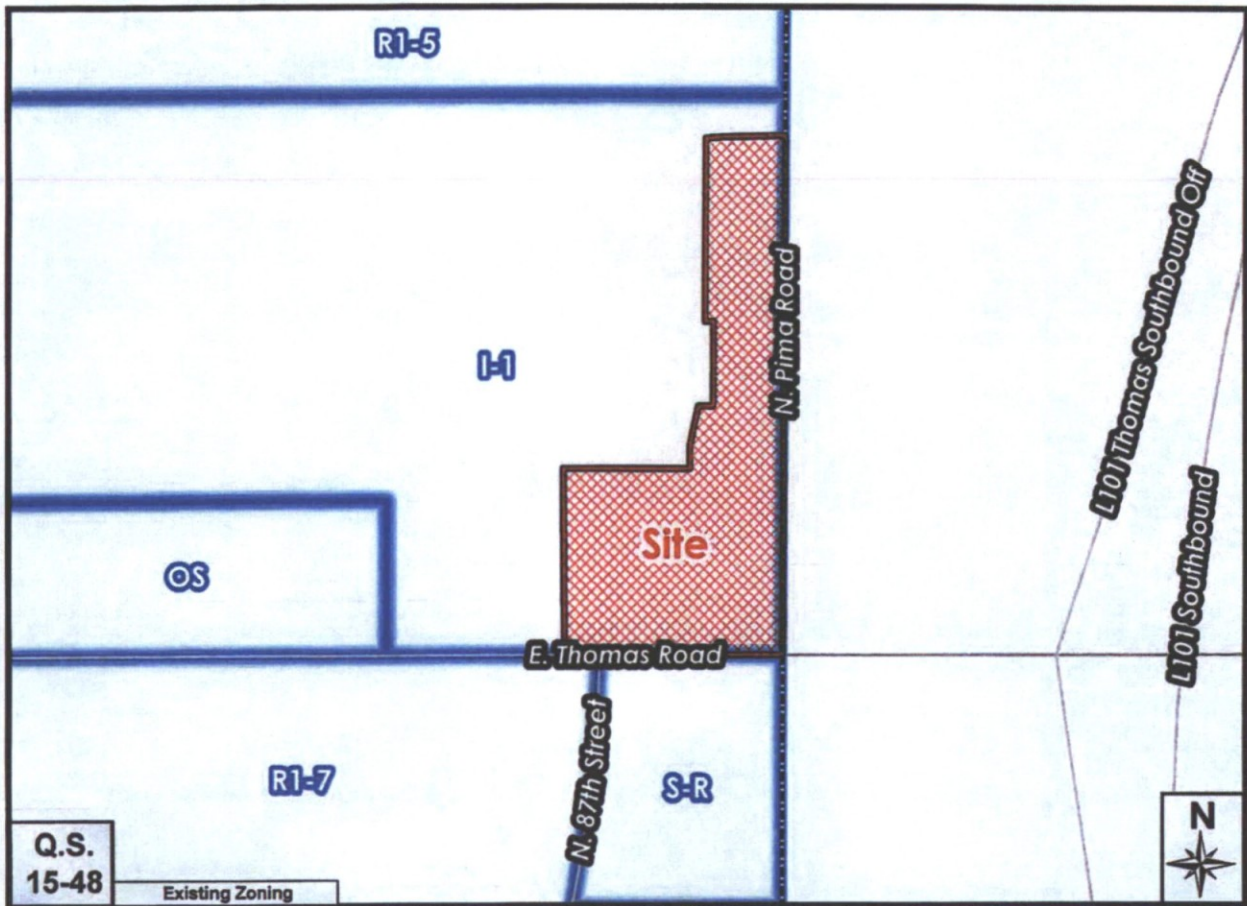
A gateway feature design element easement measuring 60'x50'x75' will be provided at the corner to allow the City of Scottsdale to create a gateway monument.





**General Plan Land Use Map (existing) 1-GP-2019 & 1-ZN-2019**

ATTACHMENT 5



Zoning Map (existing)

ATTACHMENT 6

1-GP-2019 & 1-ZN-2019





**SCOTTSDALE PLANNING COMMISSION  
KIVA-CITY HALL  
3939 DRINKWATER BOULEVARD  
SCOTTSDALE, ARIZONA**

**WEDNESDAY, AUGUST 14, 2019**

**\*DRAFT SUMMARIZED MEETING MINUTES \***

**PRESENT:**

Paul Alessio, Chair  
Prescott Smith, Vice Chair  
Larry S. Kush, Commissioner  
Ali Fakhri, Commissioner  
Kevin Bollinger, Commissioner  
Christian Serena, Commissioner: Left meeting at 5:45 pm  
Renee Higgs, Commissioner

**STAFF:**

Tim Curtis  
Margaret Wilson  
Chris Zimmer  
Melissa Berry  
Greg Bloemberg  
Doris McClay  
Brad Carr  
Jeff Barnes  
Bryan Cluff

**CALL TO ORDER**

Chair Alessio called the regular session of the Scottsdale Planning Commission to order at 5:00 p.m.

**ROLL CALL**

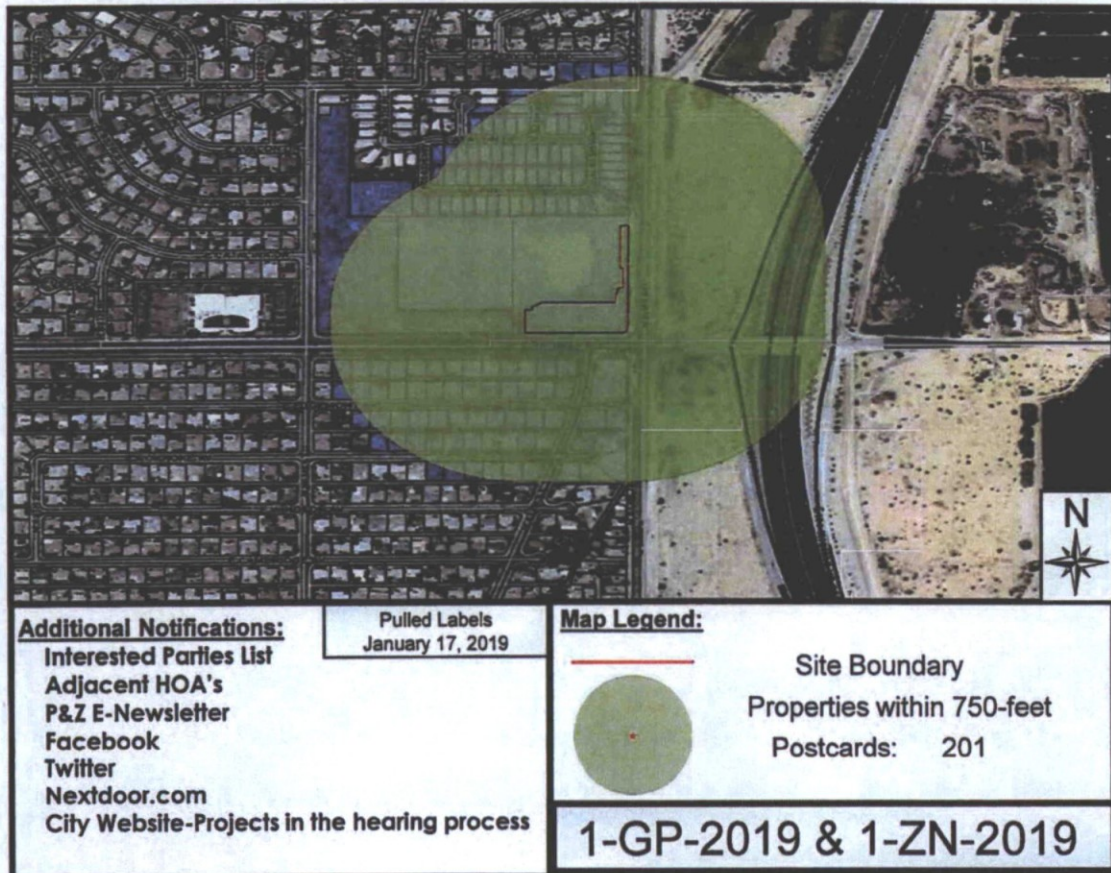
A formal roll call was conducted confirming members present as stated above.

**MINUTES REVIEW AND APPROVAL**

1. Approval of the June 26, 2019 Study Session Meeting Minutes as well as July 10, 2019 Planning Commission Regular Meeting Minutes, including Study Session.

\* Note: These are summary action minutes only. A complete copy of the meeting minutes is available on the Planning Commission page on ScottsdaleAZ.gov. **ATTACHMENT 8**  
Commission"

### City Notifications – Mailing List Selection Map





**Commissioner Kush moved to approve the June 26, 2019 study session meeting minutes as well as July 10, 2019 Planning Commission regular meeting minutes, including study session. 2<sup>nd</sup> by Vice Chair Smith,**

**The motion carried unanimously with a vote of seven (7) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Bollinger, Commissioner Fakh, Commissioner Higgs, Commissioner Kush, and Commissioner Serena.**

## **CONSENT AGENDA**

**2. 2019 Planning Commission calendar**

Request to modify the 2019 Planning Commission calendar to change the Planning Commission meeting from Wednesday, August 28th to Thursday, August 29th.

- **Item no. 2: approved 7-0; motion by Vice Chair Smith, 2nd by Commissioner Higgs.**
- **Commissioner Serena left the meeting at 5:45 p.m.**

**The motion carried unanimously with a vote of seven (7) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Bollinger, Commissioner Fakh, Commissioner Higgs, Commissioner Kush, and Commissioner Serena.**

## **REGULAR AGENDA**

**3. 24-ZN-2018 (Winery Residences of Scottsdale)**

Request by owner for approval of a zoning district map amendment from Neighborhood Commercial, Downtown Overlay (C-2 DO) and Downtown, Office Residential, Type 2, Downtown Overlay (D/OR-2 DO) to Downtown, Downtown Multiple-Use, Type 2, Downtown Overlay (D/DMU-2 DO), including a Development Plan for a mixed-use project on a 0.37-acre site located at 6951 and 6961 E. 1<sup>st</sup> Street. Staff contact person is Greg Bloemberg, 480-312-4306. **Applicant contact person is Todd Trainor, 480-941-4222.**

**Move to make a recommendation to City Council for approval of 24-ZN-2018 by a vote of 6-0: motion by Commissioner Kush, per the staff recommended stipulations, after determining that the Zoning District Map Amendment, Development Plan and Development Standards are consistent and conform with the adopted General Plan. 2nd by Commissioner Higgs.**

**The motion carried unanimously with a vote of six (6) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Bollinger, Commissioner Fakh, Commissioner Higgs, and Commissioner Kush.**

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## **REGULAR AGENDA**

4. 19-ZN-1987#5 (Black Rock Coffee Parcel Zoning Stipulation Amendment)  
Amending the zoning district map amendment stipulations in case 19-ZN-1987 (19-Z-87) on the Highway Commercial (C-3) properties by removing the stipulation which restricts the signage on the south face of the buildings to no higher than 8 feet on the building on +/- 1.49 acres located at 10683 N. 116th and 10687 N 116th Street. Staff contact person is Doris McClay, 480-312-4214. **Applicant contact person is Angie Grendahl, 602-313-8635.**

**Move to make a recommendation to city council for approval of 19-ZN-1987#5 by a vote of 5-0: motion by Commissioner Kush, per the staff recommended stipulations, after determining that the amendment is consistent and conforms with the adopted general plan. 2<sup>nd</sup> by Vice Chair Smith with Commissioner Fakih recusing himself.**

**The motion carried unanimously with a vote of five (5) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Bollinger, Commissioner Higgs, and Commissioner Kush with Commissioner Fakih recusing himself.**

5. 2-TA-2019 (Planned Airpark Core Development Text Amendment (Raintree redevelopment))  
Request by applicant to amend the City of Scottsdale Zoning Ordinance (Ordinance No. 455), for the purpose of amending Section 5.4006. (Use Regulations) of the Zoning Ordinance, to add 'Restaurant, including drive-through restaurant but excluding drive-in restaurant' as an allowed land use in the AMU subdistrict of the Planned Airpark Core Development (PCP) zoning district. Staff contact person is Brad Carr, AICP, 480-312-7713. **Applicant contact person is Kurt Jones, 602-452-2729.**

**Move to make a recommendation to City Council for approval of 2-TA-2019 by a vote of 5-0: Motion by Commissioner Bollinger, after determining that the Zoning Ordinance text amendment is consistent and conforms with the adopted General Plan. 2<sup>nd</sup> by Commissioner Kush with Commissioner Fakih recusing himself.**

**The motion carried unanimously with a vote of five (5) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Bollinger, Commissioner Higgs, and Commissioner Kush with Commissioner Fakih recusing himself.**

6. 1-GP-2019 (NWC of Pima & Thomas)  
Request by owner for a non-major General Plan amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Employment to Commercial on a +/- 1-acre site located 8700 E. Thomas Road. Staff contact person is Jeff Barnes, 480-312-2376. **Applicant contact person is Justin Gregonis, 602-395-1000.**

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## **REGULAR AGENDA**

7. 1-ZN-2019 (NWC of Pima & Thomas)

Request by owner for a Zoning District Map Amendment from Industrial Park (I-1) to Central Business (C-2) zoning on a +/- 1-acre site located 8700 E. Thomas Road. Staff contact person is Jeff Barnes, 480-312-2376. **Applicant contact person is Justin Gregonis, 602-395-1000.**

**Move to make a recommendation to City Council for approval of 1-GP-2019 and 1-ZN-2019 by a vote of 6-0: Motion by Commissioner Bollinger, per the staff recommended stipulations, after determining that the Zoning District Map Amendment is consistent and conforms with the adopted General Plan. 2<sup>nd</sup> by Commissioner Higgs.**

**The motion carried unanimously with a vote of six (6) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Bollinger, Commissioner Fakh, Commissioner Higgs, and Commissioner Kush.**

8. 9-ZN-2018 (Sands North Townhouses Historic District)

Request by owner for a Zoning District Map Amendment from Resort/Townhouse Residential (R-4R) to Resort/Townhouse Residential Historic Property (R-4R HP) zoning on the Sands North Townhouse subdivision plat (MCR 137-46) a +/- 7 -acre site located on the east side of N. Scottsdale Road approximately 660 feet south of the intersection of E. Indian Bend Road and N. Scottsdale Road (excluding APNs 174-19-011, 174-19-009, 174-19-006, 174-19-005, 174-19-042, 174-19-038, 174-19-037, 174-19-030, 174-19-029, 174-19-025, 174-19-024, 174-19-022, 174-19-021, 174-19-020, 174-19-017, 174-19-016, 174-19-015, 174-19-014, 174-19-045, 174-19-047) Staff contact person is Doris McClay, 480-312-4214. **Applicant contact person is Sandra Price, 480-262-3039.**

**Move to make a recommendation to City Council for approval of 9-ZN-2018 by a vote of 4-2: Motion by Commissioner Bollinger, per the staff recommended stipulations, after finding that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan, and after finding that the Historic Preservation Plan conforms with the Zoning Ordinance Historic Preservation Plan requirements. 2<sup>nd</sup> by Vice Chair Smith with Commissioners Kush and Fakh dissenting.**

**The motion carried with a vote of four (4) to two (2); by Chair Alessio, Vice Chair Smith, Commissioner Bollinger, and Commissioner Higgs with Commissioner Kush and Commissioner Fakh dissenting.**

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## **REGULAR AGENDA**

9. 2-ZN-2019 (75 on 2nd)

Request by owner for a Zoning District Map Amendment from Downtown/Office Residential Type-2, Downtown Overlay (D/OR-2 DO) and Service Residential Downtown Overlay (S-R DO) zoning to Downtown, Downtown Multiple Use Type-2 Downtown Overlay (D/DMU-2 DO) zoning on a +/- 1.1-acre site located at 7502, 7508, 7514, and 7520 E. 2<sup>nd</sup> Street. Staff contact person is Bryan Cluff, 480-312-2258. **Applicant contact person is Kristjan Sigurdsson, 602-505-2525.**

**Move to make a recommendation to City Council for approval of 2-ZN-2019 by a vote of 6-0: Motion by Commissioner Kush, per the staff recommended stipulations, after finding that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan. 2<sup>nd</sup> by Vice Chair Smith.**

**The motion carried unanimously with a vote of six (6) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Bollinger, Commissioner Fakih, Commissioner Higgs, and Commissioner Kush.**

10. 5-ZN-2019 (Sunday Goods)

Request by owner for a Zoning District Map Amendment from Central Business/Parking, Downtown Overlay (C-2/P-3 DO, P-2 DO) to Commercial Office/Parking, Downtown Overlay (C-O DO, P-2 DO) zoning, on a +/- 4,800-square foot site located at 4255 N. Winfield Scott Plaza.

Staff contact person is Bryan Cluff, 480-312-2258. **Applicant contact person is George Pasquel III, 602-230-0600.**

11. 2-UP-2019 (Sunday Goods)

Request by owner for a Conditional Use Permit for a Medical Marijuana Use on a +/- 4,800-square foot site with Commercial Office/Parking, Downtown Overlay (C-O/P-3, P-2 DO) located at 4255 N. Winfield Scott Plaza. Staff contact person is Bryan Cluff, 480-312-2258. **Applicant contact person is George Pasquel III, 602-230-0600.**

- **Move Item No. 10 & 11 5-ZN-2019 and 2-UP-2019 (Sunday Goods) to the Continuance Agenda per request from the Applicant.**
- **Item No. 10 & 11: Move to continue cases 5-ZN-2019 and 2-UP-2019 (Sunday Goods) to the August 29, 2019 Planning Commission meeting by a vote of 6-0: Motion by Commissioner Kush and 2<sup>nd</sup> by Vice Chair Smith.**

**Speaker Cards: Mary Turner, Lena Elfmont/Silvana Esparza, Jennifer Hall, Hayley Edery, Scott Felix, Christopher Suna, Madison Kendall, Christina Portello, Kevin Kuhlman, Bella Bruno, Matthew Dishner, Jmar Abdallah, Brett Suddbinore, Zach Hansen, Lisandoo Fabellar, Daniel Spiro, Sitawn Brumfield, Paula Sturbeon Mortensen, Tasha Slatton, Christie Lee Kitchen, Beth Longnaker, Shaun Carroll,**

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**Sergio Abarca, Garrett Grassle, Patty Shaffer, Carte Unger, Gary Brehall, Doug Freitag, Arianna Theisen, Cody Short, Michael Templeton, Patricia G. Badenoch.**

**The motion carried unanimously with a vote of six (6) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Bollinger, Commissioner Fakh, Commissioner Higgs, and Commissioner Kush.**

#### **ADJOURNMENT**

With no further business to discuss, the regular session of the Planning Commission adjourned at 7:19 p.m.